

Site Visit: Please note that there are **2 site visits** prior to the Pre-Decision Open-Record Public Hearing.

1st site visit is scheduled for 3:00 PM. Please meet at the Washington Park Boat Launch / Dock area.

2nd site visit is scheduled for 4:00 PM. Please meet at the east end of Seafarer's Way at the Cap Sante Marina's Fuel Dock.

No public comments will be taken at either site visit. At the conclusion of both site visits, the Planning Commission will resume the Pre-Decision Open Record Public Hearing on this matter scheduled for 6:00 PM on September 11, 2019.

ANACORTES PLANNING COMMISSION



September 11, 2019

Municipal Building Council Chambers

6th Street and "Q" Avenue

AGENDA

6:00 P.M.

[VIEW PACKET MATERIALS HERE](#)

1. **Roll Call**
2. **Minutes of August 14, 2019**
3. **Correspondence**
4. **New Business**
 - A. **Pre-Decision Open Record Public Hearing:** Port of Anacortes Utility /Fiber Installation Project, Shoreline Substantial Development Permit, SDP-2019-0001
 - B. **Pre-Decision Open Record Public Hearing:** Parks & Recreation Department, Replacement of Washington Park Boat Launch /dock & pilings, Shoreline Substantial Development Permit, SDP-2019-0003

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 August 14, 2019

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 McNett called the Public Hearing of August 14, 2019 to order at approximately 6 p.m.

Roll Call

Members Present: Commissioners Cleland-McGrath, Graf, Mount, MacKenzie, and Doll

Absent: Commissioner Moffitt

Minutes

Minutes from July 24 stand as presented.

Correspondence

None.

Old Business

Continued Pre-Decision Public Meeting – Conditional Use Permit CUP-2018-0002

Kevin Cricchio, Senior Planner, presented proposed revisions to the record of CUP-2018-0002 (Calwest Inc. Ferry Terminal Road conditional use permit for 9 duplexes & preliminary approval of a 9-lot short plat); including additional project materials as requested by the Commissioners and revised conditions of approval.

The Commissioners asked several questions to clarify the project material, answers were provided by City and project staff including Kevin Cricchio, Senior Planner; Steve Lange, Engineering Tech IV; John Semrau of Semrau Engineering & Surveying; and Eric Shjarback, City Engineer.

Commissioners continued their discussion.

A motion by Commissioner MacKenzie was made to recommend approval of CUP-2018-0002 to include the proposed revisions conditions of approval.

A second for the motion was made by Commissioner McNett.

The motion passed 5-1.

With no further discussion, Chair McNett concluded the meeting at approximately 7:27 p.m.



Planning Commission Agenda Bill

Meeting Date: 9/11/2019 **Agenda Item:** [Click here to enter text.](#)

Subject: Port of Anacortes, Fiber Installation Project; SDP-2019-0001

Staff Contact: Kevin Cricchio, AICP, ISA, WPIT, Senior Planner

Approved for Submittal to Commission by	
X	Don Measamer, Director

Action Type	
X	Pre-Decision Open-Record Public Hearing
X	Discussion
X	Possible Action

Summary & Background: The Port of Anacortes has applied for a Shoreline Substantial Development Permit (SSDP) to permit a proposed utility related project that involves the underground installation of fiber from the Cap Sante Marina's Fuel dock and trailer boat launch to the harbor master office. The proposed development lies in the Commercial (C), Commercial Marine (CM) and Commercial Marine 1 (CM1) Zoning Districts and in both the Aquatic and Urban Shoreline Environments. A pre-decision open-record public hearing before the Planning Commission has been scheduled for **6:00 PM on September 11, 2019**, to make a decision on the subject application. Please bring your packets with you to the hearing. Please note, that there is a **site visit prior** to the hearing scheduled for **4:00 PM onsite**.

Recommended Motion:

I move that the Planning Commission make a motion to approve the subject Shoreline Substantial Development Permit (SSDP) subject to staff's suggested conditions of approval.

Attachments:

[Planning Commission's Draft Findings of Fact, Conclusions of Law, & Decision \(Click Here\)](#)

[Exhibit #01, Master Permit Application, JARPA, SEPA Exemption, No Effects Letter, & Drawings \(Click Here\)](#)

[Exhibit #02, GIS Map & Assessor's Information \(Click Here\)](#)

[Exhibit #03, Neighborhood Meeting Notice; Notice of Application & Hearing; & Revised Site Visit Notice \(Click Here\)](#)

[Exhibit #04, Public Comments Received \(Click Here\)](#)

[Exhibit #05, Agency & Department Comments Received \(Click Here\)](#)



PLANNING COMMISSION'S DRAFT FINDINGS OF FACT, CONCLUSIONS OF LAW, & DECISION:

PRE-DECISION OPEN-RECORD

PUBLIC HEARING DATE: Wednesday, September 11, 2019, @ 6:00 PM with a site visit onsite at 4:00 PM prior to the hearing

FILE NUMBER: SDP-2019-0001

PROJECT LOCATION: The proposed project is located within a portion of Sections 18 & 19; Township 35 North; Range 02 East; Willamette Meridian.

SUBJECT PARCELS #: P32960, P114718, P32950, & P32886

**APPLICANT &
LANDOWNER:** Port of Anacortes
100 Commercial Avenue
Anacortes, WA 98221

**STAFF REPORT
PREPARED BY:** Kevin Cricchio, AICP, ISA, WPIT
Senior Planner
City of Anacortes
904 6th Street
Anacortes, WA 98221

SUBJECT PROPOSAL: The applicant has applied for a Shoreline Substantial Development Permit (SSDP) to permit a proposed utility related project that involves the underground installation of fiber from the Cap Sante Marina's Fuel dock and trailer boat launch to the harbormaster office. Please see **Sheet # 4 of 6 in Exhibit #1** of your staff report /findings of fact for a graphical depiction as to the work proposed associated with this fiber installation project.

CURRENT ZONING DISTRICT: Marine Mixed Use (MMU), Commercial Marine (CM), & Commercial (C) Zoning Districts (this new zoning went into effect August 5, 2019 with City Council adoption of Ordinance 3040).

PREVIOUS ZONING DISTRICT: Commercial (C), Commercial Marine (CM), and Commercial Marine 1 (CM1) Zoning Districts

SURROUNDING ZONING & LAND USES:

Direction:	Zoning:	Present Land-Use:
North:	Commercial Marine, Commercial, Marine Mixed Use	Cap Sante Marina, Anthony's Restaurant, Port of Anacortes Harbor Master
South:	Commercial,	Professional Offices & Seafarer's Park
East:	Commercial Marine	Cap Sante Marina & Fidalgo Bay
West:	Commercial	Storage Buildings, Commercial Parking Lots

SHORELINE

ENVIRONMENT(S): Urban & Aquatic Shoreline Environments /Designations

DRAFT FINDINGS OF FACT:

I. GENERAL BACKGROUND /PROJECT CHRONOLOGY:

1. According to AMC Table 19.20.030, Shoreline Substantial Development Permits require that the applicant conduct a pre-application prior to application submittal. Accordingly, a pre-application was held with the applicant and city staff on Tuesday, June 25, 2019 (PRE-2019-0020).
2. According to AMC Table 19.20.030, Shoreline Substantial Development Permits also require that the applicant conduct a neighborhood meeting prior to application submittal regarding as to what is proposed. Accordingly, a neighborhood meeting was held in the Senior Center on Thursday July 18, 2019. A neighborhood meeting notice was published in the Anacortes American newspaper; posted onsite in two different locations; and posted at city hall, the library, the local USPS office, and on the city's website.
3. On July 19, 2019, the subject application was submitted to the City of Anacortes's Department of Planning, Community, and Economic Development.
4. Following a review of the application, PCED deemed the subject application complete on July 31, 2019.
5. The thirty-(30)-day comment period (taken from the date of newspaper publication) ended on August 30, 2019, but comments were accepted up until the close of the pre-decision open-record public hearing.
6. Since the subject application was received on July 19, 2019, and deemed complete on July 31, 2019, it is considered a vested application to the old code and zoning regulations that have since changed on August 5, 2019 with city council's adoption of Ordinance 3040.

II. NOTICE OF APPLICATION & HEARING:

1. Per AMC 18.16.050 and Table 19.20.030-1, Shoreline Substantial Development Permits (SSDP) require that public notice be mailed to property landowners that are within 300 feet of the subject proposal, be posted onsite, and published in the newspaper of record.
2. Accordingly, a “**Notice of Application & Hearing**” (See Exhibit # 3) was published in the Anacortes American Newspaper on July 31, 2019. This notice was also mailed to neighboring landowners located within 300’ on July 22, 2019. Notice was posted at city hall, the library, and the local USPS office on July 22, 2019. The subject property was posted with this notice on July 22, 2019, in two (2) locations.
3. The notice of application /hearing was posted on the City’s website on July 22, 2019. Agencies and departments of jurisdiction were solicited for comment on July 22, 2019.
4. A “**Revised Site Visit Notice**” (See Exhibit #3) was also issued changing the previously scheduled site visit (as listed in the Notice of Application & Hearing) from 3:00 PM prior the Planning Commission’s hearing to 4:00 PM before to the hearing. This notice was also published in the Anacortes American newspaper on August 7, 2019; mailed to neighboring landowners located within 300’ on August 1, 2019; posted on site in two different locations on August 7, 2019; and on August 7, 2019 posted at city hall, the library, the city’s website, and the local USPS office.

III. CRITICAL AREA REVIEW:

In **Exhibit #1** of your staff report /findings of fact, the applicant submitted a “No effects letter” concerning the proposed fiber utility installation project. This “No effects letter” addressing any potential impact to USFWS and NMFS Endangered Species Act (ESA) listings as it relates to endangered or threatened species. According to the letter, the proposed utility project will not have any adverse environmental impacts of listed species and designated critical habitats.

Planning Department staff did not require any further critical area report or a biological assessment /evaluations for this project as no in water work is proposed.

IV. PUBLIC COMMENTS RECEIVED:

Please see **Exhibit 4** for any public comments received. At the time of writing this, no public comments had been received.

V. AGENCY & DEPARTMENT COMMENTS RECEIVED:

Please see **Exhibit 5** for agency & department comments received.

VI. STATE ENVIRONMENTAL POLICY ACT (RCW 43.21C):

The Port of Anacortes acted as SEPA lead agency and determined that the proposed utility project is exempt from SEPA environmental review pursuant to WAC 197.11.800(23).

VII. 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 Urban Shoreline Environment /Designation with a small portion of utility fiber improvements located in the Aquatic Shoreline Environment / Designation at the Fuel Dock and associated gangway.
3. According to Table 5.1 of the SMP, both marinas, docks, piers, and floats are permitted outright in the Urban and Aquatic Shoreline Environments /Designations.
4. According to Table 5.1, both major and minor utilities are permitted outright in the Urban Shoreline Environment /Designation while requiring a Shoreline Conditional Use Permit (SCUP) in the Aquatic Shoreline Environment/ Designation. A SCUP was not required in this case however, as utilities and conduits serving the fuel dock are already in place with few exceptions. These utilities serve permitted uses.
5. According to Section 8.14 of the Shoreline Master Program, the proposed underground fiber installation project meets the definition of "**Minor Utilities**" which is defined as "...local public water, minor storm sewer outfalls, electric, minor recycling facilities (as defined by the AMC), natural gas distributions, public sewer collection, cable and telephone service, micro and mini wireless facilities, and appurtenances."
6. The subject proposal is not exempt from obtaining an approved Shoreline Substantial Development Permit (SSDP) per WAC § 173.27.040. Accordingly, on July 19, 2019, the City of Anacortes' Department of Planning, Community, & Economic Development received the subject application from the applicant.
7. According to AMC 19.20.030 and 18.16.100(B) shoreline substantial development permit applications for projects valued less than \$1 million on sites less than 3-acres are considered a Type 3 type of review. For type 3 reviews, the Planning Commission makes a decision on the matter regarding the subject shoreline substantial development permit. The applicant states that the value of this project will be \$50,000.
8. The purpose of the "Urban" shoreline designation "is to provide for commercial, industrial, and recreational uses; residential uses in some locations; and public land uses while seeking opportunities for protection and restoration of ecological functions."

9. 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.”
10. Water Dependent uses within both the Urban and Aquatic Shoreline Environments /Designations have a zero (0) foot setback as measured from the ordinary high water mark (OHWM) pursuant to SMP Table 5.2.
11. The subject proposal is/is not 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 environments/ designations.

VIII. ZONING ORDINANCE/CODE:

1. The City’s Zoning Map establishes zoning district boundaries and the City Zoning Ordinance establishes (1) the permitted use of land in the various zones, and (2) development standards.
2. As is stated above, this is a vested shoreline permit application. It was received on July 19, 2019 and deemed complete on July 31, 2019. Accordingly, the old zoning and development regulations in the Anacortes Municipal Code are germane to this project as the subject application was submitted and deemed complete prior to the new zoning and associated development regulations /code going into effect on August 5, 2019 with the city council adoption of Ordinance # 3040. Most of the proposed development associated with this project is located landward of the ordinary high water mark (OHWM) and thus lies in the Commercial (C) and Commercial Marine 1 (CM1) Zoning Districts. A small portion of the proposed work however is also located waterward of the OHWM (at the fuel dock and gangway) and thus lies in the Commercial Marine (CM) Zoning District.
3. Pursuant to AMC 17.21.010, the Commercial Marine (CM) Zoning District was “established in recognition of the unique and irreplaceable nature of certain marine sites within Anacortes, and creates a special commercial district providing for the establishment of such uses as marinas, boat docking facilities, and other commercial enterprises where orientation to navigable waterways and tourism trade is of prime importance. Uses in this district are intended to serve the needs of marine oriented and tourist activity, and not to create large scale commercial centers providing basic goods and services to the entire community.”
4. According to AMC 17.24.020, the purpose of the Commercial (C) Zoning District is “designed to provide for establishments offering accommodations or services to motorists and tourists, and to provide areas for retail, wholesale, and repair activities outside the central business district.”
5. According to AMC 17.22.010, the purpose of the Commercial Marine 1 (CM1) Zoning District is “...established in recognition of the unique and irreplaceable nature of certain marine sites within Anacortes, and creates a special commercial marine district providing for a mix of commercial, industrial and recreational uses appropriate adjacent to the commercial and the industrial districts and compatible with public access to Fidalgo Bay, orientation to navigable waterways and tourism trade.

The CM1 zone is a sensitive area linking the central business district and commercial areas with the shoreline and marinas. It is intended that it be developed as a pedestrian-friendly area welcoming and serving the needs of both residents and visitors. The specific standards for this zone are intended to reinforce this pedestrian scale and character, and preserve views of and access to Fidalgo Bay. Commercial businesses which are not water-related and are on a scale with the existing commercial district, are encouraged in the CM1 zone through the conditional use process, so long as they are sited more than two hundred feet from the shoreline.

The shoreline within two hundred feet of Fidalgo Bay shall be developed with water-dependent marine uses, or uses which provide significant public physical and visual access to the bay through public open space or public view easement or public or commercial facilities connected to a landscaped public esplanade. Shorelines accessible to navigation channels shall be developed with uses which require access to such a channel.”

6. Although AMC Chapter 17.21, Chapter 17.24, and Chapter 17.22 do not list either major or minor utilities as being permitted in the respective zoning districts (CM, C, & CM1 respectively), utilities per se are permitted therein as they are accessory to and serve permitted uses (i.e., Port of Anacortes’ fuel dock, boat launch, and harbormaster office) provided the required permits (i.e., shoreline permit, etc.) are obtained.
7. The subject proposal **is/is not** permitted in the underlying zoning districts.

IX. CONCLUSIONS OF LAW:

1. The requirements of the State Environmental Policy Act **have, have not** been complied with.
2. The public notice requirements of the Shoreline Management Act **have, have not** been complied with.
3. The project **is/is not** consistent with the shoreline designation and general goals, policies and development regulations of the Anacortes Shoreline Master Program, the Shoreline Management Act, the general purposes of the city comprehensive plan, the city’s planning standards and specifications of the zoning ordinance, and other ordinances applicable to the proposal.
4. The Planning Commission bases its Findings of Fact, Conclusions of Law & Decision on the entire record, including all testimony and exhibits. Any finding, which would be deemed a Conclusion of Law, and any Conclusion of Law which should be deemed a finding is hereby adopted as such.

X. STAFF RECOMMENDATION:

The Department of Planning, Community, and Economic Development (PCED) recommends that the Planning Commission approve the subject shoreline substantial development permit (SSDP) subject to the staff’s suggested conditions of approval as listed below.

XI. DECISION:

Based on the foregoing information and analysis, the environmental documents submitted by the applicant, and the City regulatory authority to implement the policies, standards, and the regulations of the Shoreline Master Plan, Comprehensive Plan, and the Anacortes Municipal Code (AMC), the Planning Commission hereby approves /denies the subject shoreline substantial development permit subject to staff's conditions of approval listed as listed below.

XII. CONDITIONS OF APPROVAL:

1. The scope of the project shall not exceed that as setout in the shoreline permit application (including attachments), and in accordance with the determinations made and conditions imposed.
2. Erosion control, best management practices (BMPs), and dust control shall be employed and in use at all times during construction activities.
3. Development shall comply with the requirements of the Public Works Department including but not limited to:
 - A. The project will require an erosion and sedimentation plan and minimum requirement #2.
4. A building permit(s) with the City of Anacortes' shall be secured prior to work.
5. All applicable permits (local, state, & federal) shall be secured before any construction activities begin onsite and copies provided to the City of Anacortes' PCED.
6. The applicant shall be responsible for reimbursement to the City for the full cost of mailing(s) and newspaper publication associated with the neighborhood meeting, notice of application and hearing, and notice of decision. Payment shall be made prior to building permit application submittal or issuance.
7. If any artifacts or human remains are found upon excavation, the Samish Indian Nation; the Swinomish Indian Tribal Community; 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 all 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
8. During construction activities, construction fencing shall be installed at the project boundaries as needed.

9. 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.
10. 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.
11. 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.
12. 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, and Section 8.14 Utilities.
13. Development shall comply with Section 9.5 of the Shoreline Master Program regulating docks, piers, and floats including but not limited to:
 - A. 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.
 - B. Appropriate marking shall be provided as necessary to avoid hazardous conditions for water surface users.
14. 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.

These Findings of Fact, Conclusions of Law, and Decision were adopted by the City of Anacortes' Planning Commission on _____.

**CITY OF ANACORTES, WASHINGTON
PLANNING COMMISSION**

By: _____
Jeremy McNett, Planning Commission Chair

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #01	Master Permit Application, JARPA, SEPA Exemption, No Effects Letter, & Drawings
Exhibit #02	GIS Map & Assessor's Information
Exhibit #03	Neighborhood Meeting Notice; Notice of Application & Hearing; & Revised Site Visit Notice
Exhibit #04	Public Comments Received
Exhibit #05	Agency & Department Comments Received

EXHIBIT #01:

**MASTER PERMIT APPLICATION, JARPA, SEPA
EXEMPTION, NO EFFECTS LETTER, & DRAWINGS**



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT

MASTER PERMIT APPLICATION

Mailing Address: P.O. Box 547, Anacortes, WA 98221

Office Location: 904 6th Street, Anacortes WA 98821

Phone: (360) 299-1984, Fax: (360) 293-1938

PERMITS REQUESTED FROM THE CITY OF ANACORTES:

☐ Accessory Dwelling Unit (ADU)	☐ Annexation Request	☐ Administrative Interpretation
☐ Administrative Conditional Use Permit	☐ Binding Site Plan (Preliminary)	☐ Binding Site Plan (Final)
☐ Boundary Line Adjustment (BLA)	☐ Clearing Permit	☐ Code (AMC) Amendment
☐ Comprehensive Plan Amendment	☐ Conditional Use Permit (CUP)	☐ Cottage Housing
☐ Essential Public Facility	☐ Extension of Time for Approval	☐ Floodplain Development Permit
☐ Grade and Fill Permit	☐ Home Occupation Permit	☐ Lot Certification
☐ Manufactured Home Subdivision	☐ Minor Permit Revision	☐ Plat (Preliminary)
☐ Plat (Final)	☐ Plat Amendment /Modification	☐ Reasonable Use Exception
☐ Rezone Request	☐ SEPA Environmental Review	☐ Shoreline Exemption
☒ Shoreline Substantial Development Permit	☐ Shoreline Conditional Use Permit	☐ Shoreline Variance
☐ Short Plat /Subdivision (Preliminary)	☐ Short Plat /Subdivision (Final)	☐ Special Use Permit
☐ Stormwater Management Manual Adjustments & Exceptions	☐ Variance (Level 1)	☐ Variance (Level 2)

PROJECT & SITE INFORMATION:

SITE ADDRESS: 1019 Q Ave	PROJECT NAME: Marina Fiber Upgrades
PARCEL NUMBER(S): P32960, P114718, P32950, P32886	SECTION, TOWNSHIP, & RANGE 18 and 19 35 02
LOT SQUARE FOOTAGE & ACREAGE: ~1,250 sf	PROJECT VALUATION: \$50,000
LEGAL DESCRIPTION: See attachment.	PRESENT ZONING: commercial marine
PRESENT USE OF PROPERTY: commercial marina	CUT & FILL (CY) PROPOSED: ~37 CY
PRE-APPLICATION CONFERENCE REQUIRED: ☒ Yes ☐ No	WATER SOURCE: ☒ City of Anacortes ☐ Private Well ☐ Community Well
SEWAGE DISPOSAL: ☐ City of Anacortes ☐ Septic Tank	ROAD ACCESS: ☒ City Road ☐ State Highway ☐ Private Road
CRITICAL AREAS WITHIN 300 FEET: ☒ Yes ☐ No	WATER BODIES WITHIN 200 FEET: ☒ Yes ☐ No
FLOODPLAIN: Flood Zone: AE FIRM Panel # 40	Date of Panel: Sept. 17, 2003
LOT COVERAGE AREA CALCULATIONS: Existing Square Footage: ~1,250 sf	Proposed Square Footage: ~1,250 sf
IMPERVIOUS SURFACE AREA CALCULATIONS: Existing Impervious Square Footage: ~1,250 sf	New Impervious Surface: 0 sf

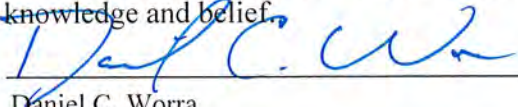
PROPERTY OWNER INFORMATION: ☐ Multiple owners attached	
NAME: Port of Anacortes	MAILING ADDRESS: 100 Commercial Ave
CITY, STATE, ZIP: Anacortes, WA 98221	PHONE #: 360-299-1827
FAX #: 360-293-9608	EMAIL ADDRESS: sarah.tchang@portofanacortes.com
APPLICANT INFORMATION: ☒ Same as property owner	
NAME:	MAILING ADDRESS:
CITY, STATE, ZIP:	PHONE #:
FAX #:	EMAIL ADDRESS:
CONTACT PERSON: ☒ Same as property owner ☐ Same as applicant	
NAME: Sarah Tchang	MAILING ADDRESS:
CITY, STATE, ZIP:	PHONE #:
FAX #:	EMAIL ADDRESS:
DESCRIPTION OF SUBJECT PROPOSAL:	
PROPOSED WORK: The Port's proposed utility-related project involves underground fiber installation from the fuel dock and the trailer boat launch to the harbor master office. The Port requires the fiber improvement in order to continue providing quality service to marina customers and tenants. _____ _____ _____ _____ _____ _____	

NOTES:

- ☒ I am the property owner and I grant permission to city staff to enter the project site to verify presence or absence of critical areas and to perform inspections of the work proposed by this application; or
- ☐ Attached is a letter of authorization stating that I have the consent of the property owner to submit the subject application on their behalf. Additionally, the property owner has granted permission to city staff to enter the project site in order to verify the presence or absence of critical areas and to perform inspections of work proposed by this application.
- ☐ A notarized affidavit (see below) is required to be completed by all persons having an ownership interest in the subject property and the applicant, if different from the property owner(s). If the signatory is not listed as the owner in the title report, or if the signatory is signing on behalf of an entity, documentation authorizing the signatory to sign the affidavit on behalf of the individual or entity shall be provided.

SIGNATURE REQUIRED:

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: 

Title: Executive Director

Print Name: Daniel C. Worra

Company: Port of Anacortes

Date: June 17, 2019

STATE OF WASHINGTON)
) ss
CITY OF ANACORTES

I (we) Daniel C. Worra, Executive Director, Port of Anacortes being duly sworn, depose and say that I am (we are) the **OWNER(s)** of the property involved in this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (out) knowledge and belief.

Signed: *Daniel C. Worra*
Owner

Subscribed and sworn to before me this 17th day of June, 20 19.



Julienne M. Lindsey
Notary Public in and for the State of Washington
residing at Anacortes, WA

STATE OF WASHINGTON)
) ss
CITY OF ANACORTES

I (we) _____, being duly sworn, depose and say that I am (we are) the **APPLICANT(s)** for this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (out) knowledge and belief.

Signed: _____
Applicant

Subscribed and sworn to before me this _____ day of _____, 20 _____.

Notary Public in and for the State of Washington
residing at _____

Master Permit Application – Legal Description

Port of Anacortes – Marina Fiber Upgrade Project

P32960: (9.7700 ac) LOT 3 OF SHORT PLAT #ANA-98-003 AF#9902170072 LOCATED IN NW1/4

P114718: (1.0500 ac) PORT TRACT AS SHOWN ON SHORT PLAT ANA-98-003 AF#9902170072
LOCATED IN NW1/4

P32950: (21.5200 ac) ANACORTES TIDE LANDS TRS 1 TO 7 IN PL 10 TGW S 1/2 OF VACATED
11TH THE E 1/2 VACATED R AVE AND VACATED ALLEY CITY OF ANACORTES ORD#1201

P32886: (0.5700 ac) ANACORTES TIDE LANDS LESS ELY 30FT TR 34 PL 9



WASHINGTON STATE

Joint Aquatic Resources Permit Application (JARPA) Form^{1,2} [\[help\]](#)

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) [\[help\]](#)

Marina Fiber Upgrade

Part 2–Applicant

The person and/or organization responsible for the project. [\[help\]](#)

2a. Name (Last, First, Middle)

Tchang, Sarah

2b. Organization (If applicable)

Port of Anacortes

2c. Mailing Address (Street or PO Box)

100 Commercial Avenue

2d. City, State, Zip

Anacortes, WA, 98221

2e. Phone (1)

2f. Phone (2)

2g. Fax

2h. E-mail

360-299-1827

sarah.tchang@portofanacortes.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.

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)			
3b. Organization (If applicable)			
3c. Mailing Address (Street or PO Box)			
3d. City, State, Zip			
3e. Phone (1)	3f. Phone (2)	3g. Fax	3h. E-mail

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)			
4d. City, State, Zip			
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]			
Cap Sante Marina: 1019 Q Avenue			
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
	18 and 19	35	02
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)			
48.513636 N lat. / -122.609513 W long.			
5g. List the tax parcel number(s) for the project location. [help]			
The local county assessor's office can provide this information.			
P32960, P114718, P32950, P32886			
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)	
Port of Anacortes	100 Commercial Avenue	Multiple throughout Cap Sante Marina	
	Anacortes, WA 98221		
City of Anacortes	PO Box 547	City right-of-way	
	Anacortes, WA 98221		

Samish Indian Nation	PO Box 217	P125270
	Anacortes, WA 98221	
Seafarers' LLP	PO Box 973	P118627
	Anacortes, WA 98221	

5i. List all wetlands on or adjacent to the project location. [\[help\]](#)

N/A

5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [\[help\]](#)

Fidalgo Bay

5k. Is any part of the project area within a 100-year floodplain? [\[help\]](#)

☒ Yes ☐ No ☐ Don't know

5l. Briefly describe the vegetation and habitat conditions on the property. [\[help\]](#)

The proposed project will occur within the Port's Cap Sante Marina within areas with no vegetation present. The southern, western, and northern portion of the marina uplands are heavily developed and consist of an armored shoreline extending from the MHHW down to a depth of -12 ft to -14 ft MLLW.

The marina uplands are heavily developed and consists of concrete sidewalks, asphalt roads and commercial and Port buildings. The shoreline is dominated by riprap down to a depth of 0 ft MLLW. Below the riprap, the substrates consist of mud, which has historically been dredged.

5m. Describe how the property is currently used. [\[help\]](#)

The project site located within a large recreational and commercial boat marina operated by the Port. The marina includes approximately 107 acres of in-water and upland property and provides 1,007 boat moorage slips that support local tourism, fishing and other commercial marine activities. Existing structures within the marina include moorage floats, a fuel dock, one small craft hoist at P/Q dock, two 1-ton hoists at T-Dock for commercial usage, a boat travel lift, a floating pumpout facility, along with upland amenities such as vehicle and boat trailer parking and webblockers, retail space, a public esplanade and the Port's Harbormaster's office.

5n. Describe how the adjacent properties are currently used. [\[help\]](#)

Adjacent properties include commercial and retail west of Q Avenue, Seafarers' Memorial Park and an office complex to the south and Port properties to the north.

5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [\[help\]](#)

Within the scope of the project, riprap, concrete abutments, timber pier, concrete sidewalk and asphalt roadways are located aboveground and are in good condition. Various utilities (power, water, sewer, storm, natural gas and communications) are located belowground and in good condition.

5p. Provide driving directions from the closest highway to the project location, and attach a map. [\[help\]](#)

From I-5, take SR-20 to Anacortes. Continue on SR-20, and exit in Anacortes at R Avenue. At the roundabout, take the second turn onto Q Avenue. Turn right at Seafarers Way.

Part 6—Project Description

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

The Port's proposed utility-related project involves underground fiber installation from the fuel dock and the trailer boat launch to the harbormaster office.

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

The Port requires the fiber improvement in order to continue providing quality service to marina customers and tenants.

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:

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 project is located within Cap Sante Marina in Fidalgo Bay, Anacortes. The project site lies within a 1% annual chance flood hazard area.

The proposed utility-related project involves underground fiber installation from the fuel dock and the trailer boat launch to the harbormaster office. The work entails upland trenching north of the esplanade along Seafarers' Way. The trench will begin at the fuel dock abutment and ends at the esplanade adjacent to the southernmost webblocker. There is an existing utility sleeve that will be utilized up to the viewpoint between both north and south webblockers. From the viewpoint, the trench will continue to B-Dock entrance pier. The fiber conduit will be attached under B-Dock pier to the trailer boat launch building. From the boat launch building, horizontal directional boring will be utilized to run the fiber under the esplanade to the outdoor seating area adjacent to Anthony's. The project will utilize the existing utility sleeve from the outdoor seating area to the central pier. From the central pier, horizontal directional boring will be utilized to run the remaining fiber to the harbormaster office. It is anticipated that the proposed project will require the operation of a small excavator, dump truck, horizontal directional boring equipment and hand tools.

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 [JARPA Attachment D](#) to list the start and end dates of each phase or stage.

Start Date: Fall 2019 End Date: Spring 2021 ☐ See JARPA Attachment D
(once all permits have been obtained)

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [\[help\]](#)

\$50,000

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

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 ☐ Don't know

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

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)

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. [\[help\]](#)

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. [\[help\]](#)

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

See attached No Effects Letter.

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 ☐ Don't know

See answer to 8a.

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. [\[help\]](#)

N/A

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
N/A	N/A	N/A	N/A	N/A	N/A

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. [\[help\]](#)

N/A

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. [\[help\]](#)

N/A

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
WA Department of Fish and Wildlife	Marcus Reaves	360-466-4345	May 2019
City of Anacortes	Don Measamer	360-293-1901	May 2019
U.S. Army Corps of Engineers	Ron Wilcox	206-316-3893	May 2019

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

The project takes place within the Port's Cap Sante Marina in Fidalgo Bay, Puget Sound. Fidalgo Bay is located immediately south and east of the project site. The combined areas of Padilla Bay, Fidalgo Bay, and Guemes Channel are listed on Ecology's 303(d) list for bacteria, copper, dissolved oxygen, temperature and ammonia-N.

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.

HUC 17110002

9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [\[help\]](#)

- Go to <http://www.ecy.wa.gov/water/wria/index.html> to find the WRIA #.

WRIA 3

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.

☐ Urban ☐ Natural ☒ Aquatic ☐ Conservancy ☒ Other: Urban Shoreline

9g. What is the Washington Department of Natural Resources Water Type? [\[help\]](#)

- Go to <http://www.dnr.wa.gov/forest-practices-water-typing> 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.

☒ Yes ☐ No

Name of manual: _____

9i. Does the project site have known contaminated sediment? [\[help\]](#)

- If Yes, please describe below.

☐ Yes ☒ No

No known contamination has been identified at the immediate project site.

9j. If you know what the property was used for in the past, describe below. [\[help\]](#)

The project site was developed as a public marina in 1927. There are no places or objects within the project site that have been identified on or proposed for listing on national, state or local preservation registers.

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

- If Yes, attach it to your JARPA package.

☐ Yes ☒ No

In 2009, a Cultural Resources Assessment was completed for the adjacent Scott Paper Company lumber mill (Scott site), which identified no close buildings or structures, no indications of shipwrecks, and no evidence for ethnohistoric or other tribal sites in the immediate area. Given the history of the well-developed site and recent construction projects completed in the marina at the nearby Scott Site and at Seafarers' Memorial Park, archeological or cultural impacts are not anticipated. However, if evidence of these features is encountered during construction, the Port will notify local tribes and the state's Department of Archeology and Historic Preservation (DAHP) and take appropriate steps.

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. [\[help\]](#)

Three salmonid species that are listed under the Endangered Species Act (ESA) that may be present at the project site include the Puget Sound Chinook salmon (*Oncorhynchus tshawytscha*), Coastal-Puget Sound bull trout (*Salvelinus confluentus*) and Puget Sound steelhead trout (*O. mykiss*). Additionally, two rockfish species present in Puget Sound are listed under the ESA, though their presence in the marina is unlikely: bocaccio (*Sebastes paucispinis*) and yelloweye rockfish (*S. ruberrimus*). Marbled murrelet (*Brachyramphus marmoratus*), an ESA-listed bird species, is potentially present in Fidalgo Bay but unlikely to use the marina. Additional listed species in the vicinity that are extremely unlikely to occur include the Southern Resident killer whale (*Orcinus orca*), humpback whale (*Megaptera novaeangliae*) and leatherback sea turtle (*Dermochelys coriacea*).

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. [\[help\]](#)

WDFW includes bocaccio and yelloweye rockfish on its priority habitat species list.

Fish resources in Fidalgo Bay area include Pacific salmon, forage fish and a number of flatfish and pelagic species typical of Puget Sound. Surf smelt (*Hypomesus*), sand lance (*Ammocetes hexapterus*) and Pacific herring (*Clupea harengus pallasii*) are important forage fish for salmonids. Surf smelt require high intertidal beaches with gravel for spawning. Sand lance also require upper intertidal spawning habitat, with sandy gravel beaches. Although the steep intertidal shorelines within the marina do not provide suitable spawning habitat for these species, surf smelt spawning has been mapped as occurring on and around both the north and south breakwaters at the mouth of the marina. The eastern shoreline of the marina basin has also been mapped for spawning. Surf smelt spawning activity occurs on this beach from May to September, unlike adjacent spawning beaches across Fidalgo Bay, which receive smelt spawn virtually year-round. The nearest known sand lance spawning beach is in the southern portion of Fidalgo Bay over 1.5 miles from the project site. No herring spawning occurs near the marina.

In summary, it is determined that there will be no effect to the listed species (in 9l.) due to the location and type of work being proposed. Listed species will not be susceptible to impacts related to the project activities because there is no suitable habitat present at the project location. The project involves upland. Therefore, we have determined that this project will have no effect on the listed species. Additionally the project will have no effect on designated critical habitats for these species. See attached No Effects Letter.

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.oria.wa.gov/opas/>.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.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 _____ (lead agency). The expected decision date is _____.

☐ 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?
WAC 197-11-800 (23)(a) Utilities

☐ 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 ☐ 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](#)

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:

☐ General Bridge Act Permit ☐ 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. ST (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. ST (initial)

Sarah Tchang

Applicant Printed Name


Applicant Signature

6/17/19
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.

Authorized Agent Printed Name

Authorized Agent Signature

Date

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

Not required if project is on existing rights-of-way or easements (provide copy of easement with JARPA).

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.


Property Owner Printed Name


Property Owner Signature

8-19-19
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 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-16-011 rev. 07/2017



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100 COMMERCIAL AVENUE • ANACORTES, WA 98221 USA
(360) 293-3134 • FAX (360) 293-9608 • WWW.PORTOFANACORTES.COM

Date: May 15, 2019
To: Port of Anacortes SEPA Files
Marina Utility Upgrades
From: Sarah Tchang, Environmental Specialist
Re: SEPA Review of Marina Utility Upgrades

The Port of Anacortes proposes utility-related actions encompassing underground fiber installation and relocation of the existing fire department connection at B-Dock. Cap Sante Marina, a year-round marina with 1,007 slips, is located in Fidalgo Bay at 1019 Q Avenue.

The proposed utility-related project involves 1) underground fiber installation from the fuel dock and the trailer boat launch to the harbormaster office and 2) relocation of the existing fire department connection from B-Dock mainwalk to B-Dock entrance pier. The underground fiber work will consist of sections of utility trenching, utility horizontal directional boring and installation through existing utility spare conduits. Regarding the B-Dock fire department connection relocation, the work will involve disconnecting the existing fire department connection at B-Dock mainwalk and an extension of the dock's fire line west to B-Dock entrance pier. The B-Dock fire department connection will be reinstalled at B-Dock entrance pier.

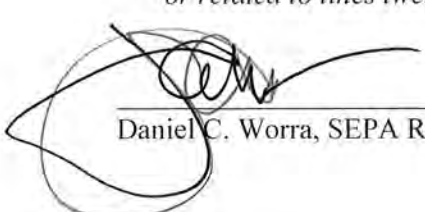
The Port of Anacortes requires the fiber improvement in order to continue providing quality service to marina customers and tenants and the B-Dock fire department connection relocation to improve boat trailer navigation and safety at the boat launch.

The proposed utility-related actions constitute the improvement of existing shoreline structures. The work is required to increase customer service as well as improve fire safety at B-Dock.

The Port of Anacortes, as lead agency, has determined that this project is categorically exempt from SEPA review based on the criteria described in WAC 197-11-800 (23):

***Utilities.** The utility-related actions listed below shall be exempt, except for installation, construction, or alteration on lands covered by water. The exemption includes installation and construction, relocation when required by other governmental bodies, repair, replacement, maintenance, operation or alteration that does not change the action from an exempt class.*

- (a) All communications lines, including cable TV, but not including communication towers or relay stations.
- (b) All stormwater, water and sewer facilities, lines, equipment, hookups or appurtenances including, utilizing or related to lines twelve inches or less in diameter.


Daniel C. Worra, SEPA Responsible Official

*on behalf of Daniel
C. Worra*

5/15/19
Date



A WASHINGTON PUBLIC PORT
OWNED BY THE RESIDENTS
OF THE LOCAL COMMUNITY

100 COMMERCIAL AVENUE • ANACORTES, WA 98221 USA
(360) 293-3134 • FAX (360) 293-9608 • WWW.PORTOFANACORTES.COM

June 17, 2019

Don Measamer
Director of Planning, Community and Economic Development
City of Anacortes
PO Box 547
Anacortes, WA 98221

Re: No Effects Letter for Marina Fiber Upgrades Project

Dear Don,

The Port of Anacortes (Port) proposes to install underground fiber from the fuel dock and the trailer boat launch to the harbormaster office within the Cap Sante Marina in Anacortes, Washington, Skagit County. Cap Sante Marina is a large public recreational and commercial marina on Fidalgo Bay that was established in 1927. The marina has undergone many modifications since that date and is still operated, updated and maintained by the Port. The current marina configuration provides 1,007 boat moorage slips which supports local tourism, fishing and other commercial marine activities. Existing structures within the marina include moorage floats, a fuel dock, one small craft hoist at P/Q dock, two 1-ton hoists at T-Dock for commercial usage, a boat travel lift, a floating pumpout facility, along with upland amenities such as vehicle and boat trailer parking and web lockers, retail space, a public esplanade and the Port's Harbormaster's office. The proposed fiber improvement is required in order to continue providing quality service to marina customers and tenants.

The Port is submitting this No Effects Letter and JARPA for a City of Anacortes Shoreline Substantial Development Permit and in response to the current U.S. Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS) Endangered Species Act (ESA) listings. Information on the occurrence of federally listed species and habitat under the jurisdiction of the USFWS and NMFS for the project location was obtained from the USFWS and NMFS websites on April 1, 2019. The ESA requires federal agencies to ensure that they do not authorize, fund and/or carry out actions that are likely to jeopardize the continued existence of endangered or threatened species or result in the destruction or adverse modification of critical habitat for such species. This letter evaluates the potential environmental effects of the proposed project on the listed species and designated critical habitats summarized in Table 1 and have been prepared to assist the City of Anacortes in its review of the permit application. In addition, an evaluation of the effects of the proposed project on Essential Fish Habitat (EFH) has been prepared pursuant to the Magnuson-Stevens Fishery Conservation and Management Act (Magnuson-Stevens Act) and the 1996 Sustainable Fisheries Act.

Table 1. Summary of ESA species and critical habitats (CH) with corresponding effect determinations.

Listed Species	Federal Status	Designated CH in Action Area	Species Effects on Determinations	CH Effects Determinations
Marbled Murrelet (<i>Brachyramphus marmoratus</i>)	Threatened	No	No Effect	N/A
Coastal Puget Sound Bull Trout (<i>Salvelinus confluentus</i>)	Threatened	No	No Effect	N/A
Bocaccio rockfish (<i>Sebastes paucispinis</i>)	Endangered	Yes	No Effect	N/A
Chinook Salmon (<i>Oncorhynchus tshawytscha</i>)	Threatened	No	No Effect	N/A
Puget Sound Steelhead Trout (<i>Oncorhynchus mykiss</i>)	Threatened	No	No Effect	N/A
Yelloweye rockfish (<i>Sebastes ruberrimus</i>)	Threatened	Yes	No Effect	N/A
Southern Resident Killer Whale (<i>Orcinus orca</i>)	Endangered	Yes	No Effect	N/A
Humpback Whale (<i>Megaptera novaeangliae</i>)	Endangered	No	No Effect	N/A
Leatherback Sea Turtle (<i>Dermochelys coriacea</i>)	Endangered	No	No Effect	N/A

The proposed utility-related project involves underground fiber installation from the fuel dock and the trailer boat launch to the harbor master office. At the fuel dock, the Port will install galvanized pipe hanger clamps to attach the fiber conduit to the side of the upland fuel abutment structure. The existing gangway utility hangers will be utilized to support the fiber conduit from the fuel abutment down to the fuel dock. The fiber conduit will enter the fuel dock at the available fuel dock cast-in-place utility raceway and conveyed to the fuel dock building. An electrical LB conduit fitting will be installed to route the conduit 90 degrees upward into the fuel dock building. The upland work entails trenching north of the esplanade along Seafarers' Way. The trench will begin at the fuel dock abutment and ends at the esplanade adjacent to the southernmost webblocker. There is an existing utility sleeve that will be utilized up to the viewpoint between both north and south webblockers. From the viewpoint, the trench will continue to B-Dock entrance pier. The fiber conduit will be attached under B-Dock pier to the trailer boat launch building. From the boat launch building, horizontal directional boring will be utilized to run the fiber under the esplanade to the outdoor seating area adjacent to Anthony's. The project will utilize the existing utility sleeve from the outdoor seating area to the central pier. From the central pier, horizontal directional boring will be utilized to run the remaining fiber to the harbor master office. The Port requires the fiber improvement in order to continue providing quality service to marina customers and tenants.

Project construction, currently proposed to start in the fall/winter of 2019, will not begin until all required permits/approvals are obtained. The proposed fiber installation will primarily occur upland

by the operation of a small excavator, dump truck, horizontal directional boring equipment and hand tools. Due to the proposed construction methods and the ability to avoid in-water construction, the Port is not proposing conducting work within any specific work window. The proposed project has been designed to avoid and minimize potential adverse impacts on the aquatic environment.

There will be temporary and de minimis noise and visual disturbances during construction as a result of this project. These will be from construction related activities. These disturbances will have minimal impact to the environment and not significantly deviate from the existing noise and visual disturbances caused by the existing activities at the marina.

Best management practices (BMPs) will be implemented to contain loose materials. All refueling of construction vehicles will be conducted according to a Spill Prevention, Countermeasure and Control Plan (SPCC Plan) to be developed by the contractor. Additionally, all erosion and sediment control BMPs will be established for the upland work.

A field review of the project area was conducted by Larry Lehman, Senior Biologist from Grette Associates, to assist with assessing the existing conditions of the project area and the potential for the proposed project to adversely impact existing ESA species and critical habitat. Based on the field review of the project area and the proposed project, Mr. Lehman agreed with the lack of potential mechanisms to impacts ESA species and habitat and agrees with the effects determinations listed in this No Effects letter. Land use in the action area and vicinity is commercial marine.

In summary, we have determined that there will be *no effect* to the listed species due to the location and type of work being proposed. Listed species will not be susceptible to impacts related to the project activities because there is no suitable habitat present at the project location. The project primarily involves upland work. Therefore, we have determined that this project will have *no effect* on the listed species in Table 1. Additionally the project will have *no effect* on designated critical habitats for these species. This assessment satisfies the Port of Anacortes's responsibilities under Section 7(c) of the Endangered Species Act and the Magnuson-Stevens Act at this time. We are sending you this copy of our assessment for your files. We will continue to remain aware of any change in the status of these species and will be prepared to reevaluate potential project impacts if necessary.

If you require additional information or clarification regarding this project, please contact me at 360-299-1827 or sarah.tchang@portofanacortes.com.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sarah Tchang".

Sarah Tchang
Port of Anacortes
Environmental Specialist

TIDAL DATUM

EHW = 11.00 FT.
MHHW = 8.20 FT.
MHW = 7.40 FT.
MTL = 5.00 FT.
MLW = 2.60 FT.
MLLW = 0.00 FT.
ELW = -4.50 FT.

PROJECT
LOCATION



VICINITY MAP

SCALE: NOT TO SCALE

PROJECT LOCATION
LATITUDE: 48.513636
LONGITUDE: -122.609513

CAP SANTE MARINA



LOCATION MAP

SCALE: NOT TO SCALE

PURPOSE: INSTALL COMMUNICATIONS
FIBER FROM FUEL DOCK AND TRAILER
BOAT LAUNCH TO HARBORMASTER'S
OFFICE.

DATUM: 0.0' M.L.L.W

ADJACENT PROPERTY OWNERS:

- 1) PORT OF ANACORTES
- 2) CITY OF ANACORTES
- 3) SEAFARER'S LLP

MARINA FIBER UPGRADE (FUEL DOCK & TRAILER BOAT LAUNCH)

PORT OF ANACORTES
100 COMMERCIAL AVENUE
ANACORTES, WA 98221

PROPOSED:

IN: FIDALGO BAY
AT: ANACORTES, WA, SKAGIT CO.
SEC 18, T35, R02
APPLICATION BY: PORT OF
ANACORTES

SHEET 1 of 6

DATE: MAY 2019



CAP SANTE MARINA

PURPOSE: INSTALL COMMUNICATIONS FIBER FROM FUEL DOCK AND TRAILER BOAT LAUNCH TO HARBORMASTER'S OFFICE.

DATUM: 0.0' M.L.L.W

ADJACENT PROPERTY OWNERS:

- 1) PORT OF ANACORTES
- 2) CITY OF ANACORTES
- 3) SEAFARER'S LLP

MARINA FIBER UPGRADE (FUEL DOCK & TRAILER BOAT LAUNCH)

PORT OF ANACORTES
100 COMMERCIAL AVENUE
ANACORTES, WA 98221

PROPOSED:

IN: FIDALGO BAY

AT: ANACORTES, WA, SKAGIT CO.
SEC 18, T35, R02

APPLICATION BY: PORT OF
ANACORTES

SHEET 2 of 6

DATE: MAY 2019



SITE PLAN

PURPOSE: INSTALL COMMUNICATIONS FIBER FROM FUEL DOCK AND TRAILER BOAT LAUNCH TO HARBORMASTER'S OFFICE.

DATUM: 0.0' M.L.L.W

ADJACENT PROPERTY OWNERS:

- 1) PORT OF ANACORTES
- 2) CITY OF ANACORTES
- 3) SEAFARER'S LLP

**MARINA FIBER UPGRADE
(FUEL DOCK & TRAILER
BOAT LAUNCH)**

PORT OF ANACORTES
100 COMMERCIAL AVENUE
ANACORTES, WA 98221

PROPOSED:

IN: FIDALGO BAY

AT: ANACORTES, WA, SKAGIT CO.
SEC 18, T35, R02

APPLICATION BY: PORT OF
ANACORTES

SHEET 3 of 6

DATE: MAY 2019



Communications Conduits

- Horizontal Directional Boring
- Existing Spare Electrical Underground Conduit
- New Underground Communications Conduit
- New Communications Conduit Installed to Underside of Gangway
- Existing Conduits at Fuel Dock

PURPOSE: INSTALL COMMUNICATIONS FIBER FROM FUEL DOCK AND TRAILER BOAT LAUNCH TO HARBORMASTER'S OFFICE.

DATUM: 0.0' M.L.L.W

ADJACENT PROPERTY OWNERS:

- 1) PORT OF ANACORTES
- 2) CITY OF ANACORTES
- 3) SEAFARER'S LLP

MARINA FIBER UPGRADE (FUEL DOCK & TRAILER BOAT LAUNCH)

PORT OF ANACORTES
100 COMMERCIAL AVENUE
ANACORTES, WA 98221

PROPOSED:

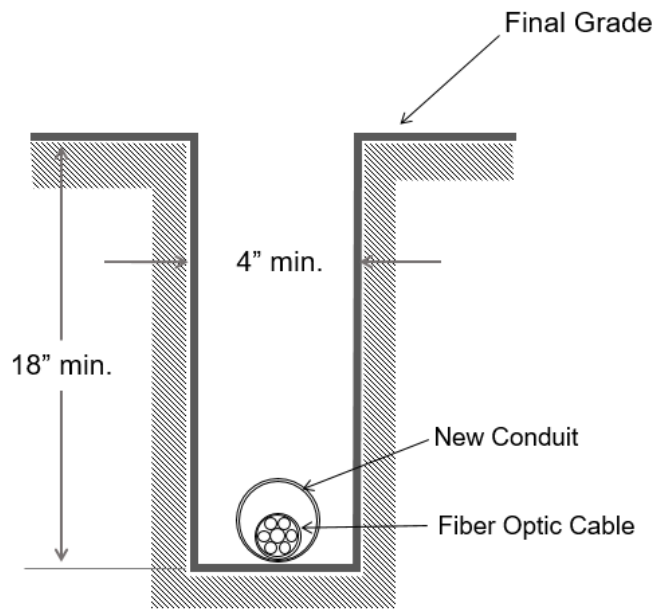
IN: FIDALGO BAY

AT: ANACORTES, WA, SKAGIT CO.
SEC 18, T35, R02

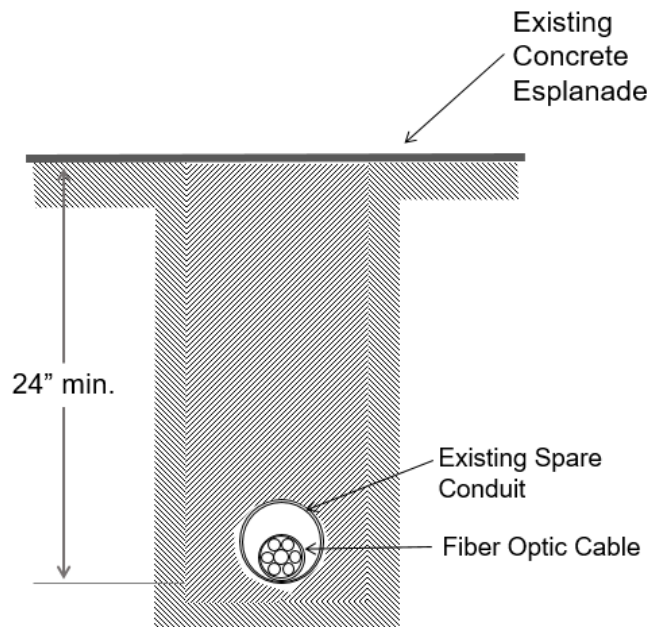
APPLICATION BY: PORT OF
ANACORTES

SHEET 4 of 6

DATE: MAY 2019



FIBER OPTIC CABLE INSTALLATION - NEW CONDUIT



FIBER OPTIC CABLE INSTALLATION - EXISTING CONDUIT

PURPOSE: INSTALL COMMUNICATIONS FIBER FROM FUEL DOCK AND TRAILER BOAT LAUNCH TO HARBORMASTER'S OFFICE.

DATUM: 0.0' M.L.L.W

ADJACENT PROPERTY OWNERS:

- 1) PORT OF ANACORTES
- 2) CITY OF ANACORTES
- 3) SEAFARER'S LLP

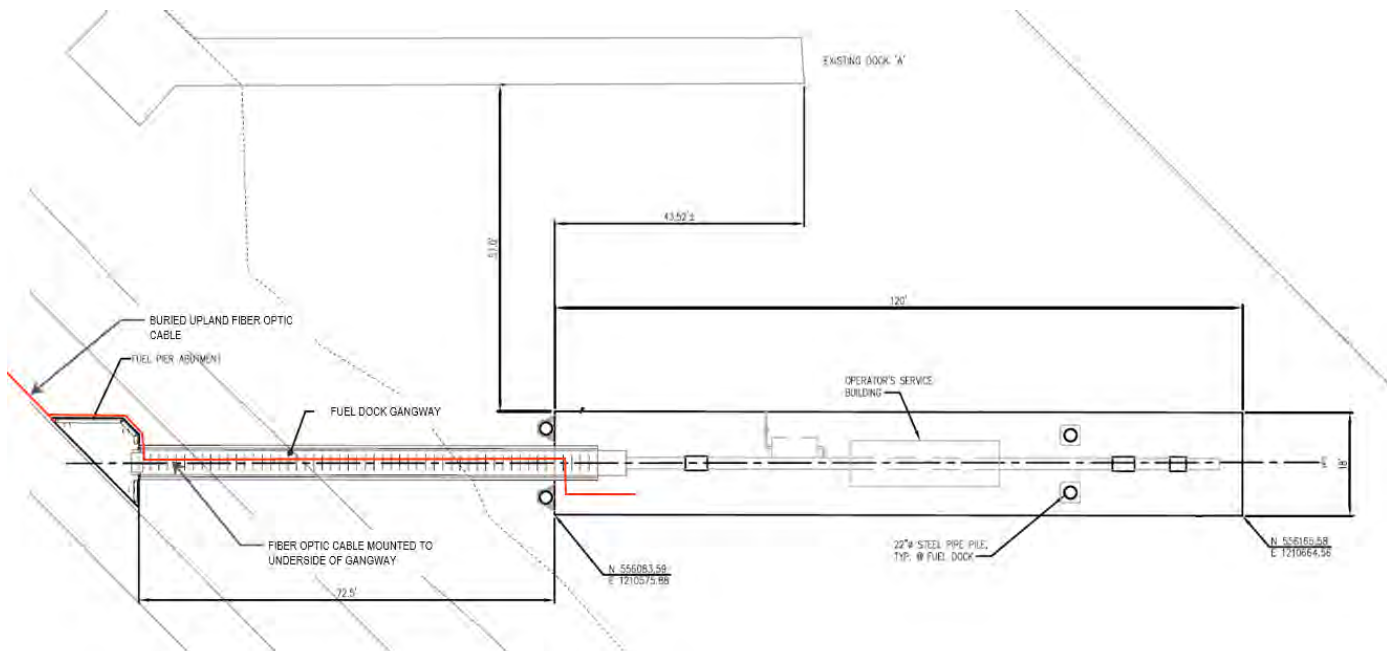
MARINA FIBER UPGRADE (FUEL DOCK & TRAILER BOAT LAUNCH)

PORT OF ANACORTES
100 COMMERCIAL AVENUE
ANACORTES, WA 98221

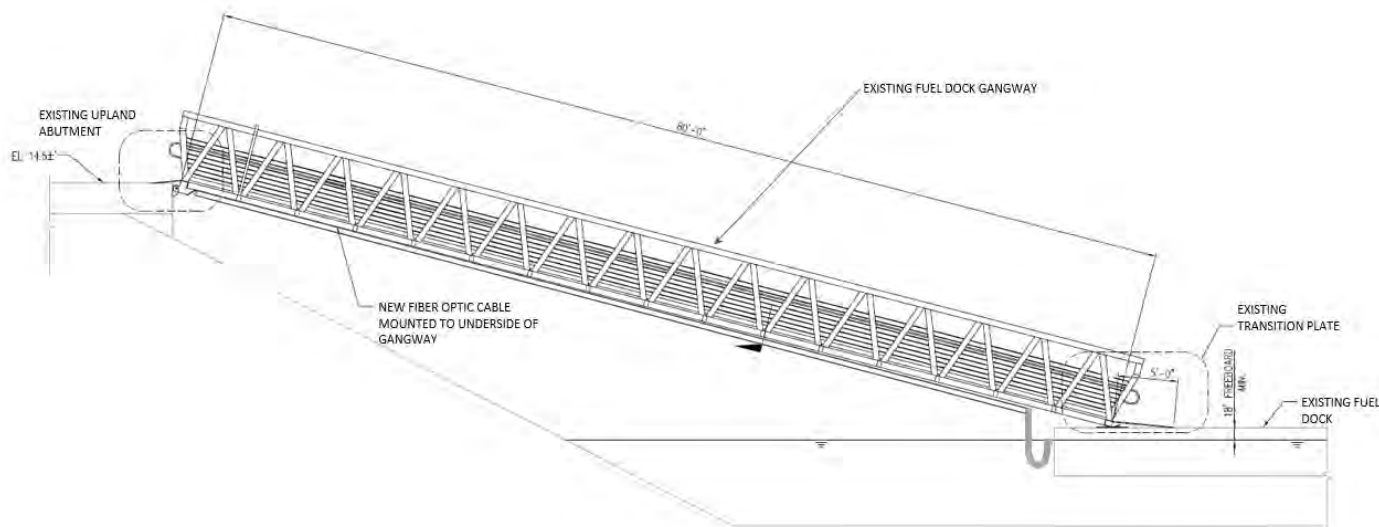
PROPOSED:

IN: FIDALGO BAY
AT: ANACORTES, WA, SKAGIT CO.
SEC 18, T35, R02
APPLICATION BY: PORT OF
ANACORTES

SHEET 5 of 6 DATE: MAY 2019



PLAN VIEW
FIBER OPTIC CABLE - EXISTING FUEL DOCK GANGWAY



ELEVATION VIEW
FIBER OPTIC CABLE - EXISTING GANGWAY

PURPOSE: INSTALL COMMUNICATIONS FIBER FROM FUEL DOCK AND TRAILER BOAT LAUNCH TO HARBORMASTER'S OFFICE.

DATUM: 0.0' M.L.L.W

ADJACENT PROPERTY OWNERS:

- 1) PORT OF ANACORTES
- 2) CITY OF ANACORTES
- 3) SEAFARER'S LLP

**MARINA FIBER UPGRADE
 (FUEL DOCK & TRAILER
 BOAT LAUNCH)**

PORT OF ANACORTES
 100 COMMERCIAL AVENUE
 ANACORTES, WA 98221

PROPOSED:
IN: FIDALGO BAY
AT: ANACORTES, WA, SKAGIT CO.
 SEC 18, T35, R02
APPLICATION BY: PORT OF
 ANACORTES

SHEET 6 of 6 DATE: MAY 2019

EXHIBIT #02:

GIS MAP & ASSESSOR'S INFORMATION







Details for Parcel: P32960



Jurisdiction: ANACORTES

Zoning Designation: Please contact the city of ANACORTES for ANACORTES zoning information.

[Recorded Documents](#) Documents scanned and recorded by the Auditor's office[Excise Affidavits](#) Document scans of excise affidavits

Parcel Number

P32960

XrefID

350219-0-052-0102

Quarter Section Township Range

19 35 02

Owner Information

PORT OF ANACORTES

100 COMMERCIAL AVE

ANACORTES, WA 98221

Site Address(es)

601 SEAFARER'S WAY

Anacortes, WA (Jurisdiction, State)

[Zip Code Lookup](#) | [Site Address Information](#)

Map Links

[Open in iMap](#)

Assessor's Parcel Map:

[PDF](#) | [DWF](#)Current Legal Description [Abbreviation Definitions](#)

(9.7700 ac) LOT 3 OF SHORT PLAT #ANA-98-003 AF#9902170072 LOCATED IN NW1/4

2018 Values for 2019 Taxes* [Exemption](#)

Building Market Value \$1,487,400.00

Land Market Value +\$2,681,000.00

Total Market Value \$4,168,400.00

Assessed Value \$4,168,400.00

Taxable Value \$0.00

Sale Information

Deed Type WARRANTY DEED

Sale Date 1978-04-01

Sale Price \$51,000.00

2019 Property Tax Summary

2019 Taxable Value \$0.00

General Taxes \$0.00

Special Assessments/Fees

Total Taxes \$0.00

* Effective date of value is January 1 of the assessment year (2018)

Legal Description at time of Assessment

*Land Use	(690) MISCELLANEOUS SERVICES		WAC 458-53-030	
Neighborhood	(6E1PBLDG) ALL COUNTY EXEMPT PUBLIC BUILDING			
Levy Code	0900	Fire District		
School District	SD103	Exemptions	Port District Owned	
Utilities		Acres	0.00	
Improvement 1 Attributes Summary				
Building Style	COMMERCIAL REAL PROPERTY			
Year Built	2011	Foundation		
Above Grade Living Area	2,160 Square Feet	Exterior Walls		
Finished Basement		Roof Covering		
*Total Living Area	2,160 Square Feet	Heat/Air Conditioning		
Unfinished Basement		Fireplace		
*Total Garage Area		Bedrooms		
Bathrooms				
For additional information on individual segments see Improvements tab				

* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

Details for Parcel: P114718



Jurisdiction: ANACORTES

Zoning Designation: Please contact the city of ANACORTES for ANACORTES zoning information.

Parcel Number	XrefID	Quarter	Section	Township	Range
P114718	350219-2-000-0000	NW	19	35	02

Owner Information

PORT OF ANACORTES
100 COMMERCIAL AVE
ANACORTES, WA 98221

Site Address(es)**Map Links**

[Open in iMap](#)
Assessor's Parcel Map:
[PDF](#) | [DWF](#)

Current Legal Description [Abbreviation Definitions](#)

(1.0500 ac) PORT TRACT AS SHOWN ON SHORT PLAT ANA-98-003 AF#9902170072 LOCATED IN NW1/4

2018 Values for 2019 Taxes* [Exemption](#)

Building Market Value \$315,300.00
Land Market Value +\$369,200.00
Total Market Value \$684,500.00
Assessed Value \$684,500.00
Taxable Value \$.00

Sale Information

Deed Type
Sale Date
Sale Price \$.00

2019 Property Tax Summary

2019 Taxable Value \$.00
General Taxes \$.00
Special Assessments/Fees
Total Taxes \$.00

* Effective date of value is January 1 of the assessment year (2018)

Legal Description at time of Assessment

*Land Use	(690) MISCELLANEOUS SERVICES		WAC 458-53-030	
Neighborhood	(7I2EXMPT) ALL COUNTY EXEMPT INDUSTRIAL BUILDING			
Levy Code	0900	Fire District		
School District	SD103	Exemptions	Port District Owned	
Utilities		Acres	1.05	
Improvement 1 Attributes Summary				
Building Style	COMMERCIAL REAL PROPERTY			
Year Built		Foundation		
Above Grade Living Area	13,300 Square Feet	Exterior Walls		
Finished Basement		Roof Covering		
*Total Living Area	13,300 Square Feet	Heat/Air Conditioning		
Unfinished Basement		Fireplace		
*Total Garage Area		Bedrooms		
Bathrooms				
For additional information on individual segments see Improvements tab				

For additional information on individual segments see Improvements tab

* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

Details for Parcel: P32950



Jurisdiction: ANACORTES

Zoning Designation: Please contact the city of ANACORTES for ANACORTES zoning information.

Parcel Number	XrefID	Quarter	Section	Township	Range
P32950	350219-0-042-0006	19	35	02	

Owner Information

PORT OF ANACORTES
100 COMMERCIAL AVE
ANACORTES, WA 98221

Site Address(es)**Map Links**

[Open in iMap](#)
Assessor's Parcel Map:
[PDF](#) | [DWF](#)

Current Legal Description [Abbreviation Definitions](#)

(21.5200 ac) ANACORTES TIDE LANDS TRS 1 TO 7 IN PL 10 TGW S 1/2 OF VACATED 11TH THE E 1/2 VACATED R AVE AND VACATED ALLEY CITY OF ANACORTES ORD#1201

2018 Values for 2019 Taxes* [Exemption](#)

Building Market Value	\$.00
Land Market Value	+\$4,218,400.00
Total Market Value	\$4,218,400.00
Assessed Value	\$4,218,400.00
Taxable Value	\$.00

Sale Information

Deed Type
Sale Date
Sale Price \$.00

2019 Property Tax Summary

2019 Taxable Value	\$.00
General Taxes	\$.00
Special Assessments/Fees	
Total Taxes	\$.00

* Effective date of value is January 1 of the assessment year (2018)

Legal Description at time of Assessment

*Land Use	(690) MISCELLANEOUS SERVICES		WAC 458-53-030	
Neighborhood	(6EL1PLND) ALL COUNTY EXEMPT COMMERCIAL LAND			
Levy Code	0900	Fire District		
School District	SD103	Exemptions	Port District Owned	
Utilities	*WTR-P	Acres	21.52	
Improvement 1 Attributes Summary				
Building Style	COMMERCIAL REAL PROPERTY			
Year Built		Foundation		
Above Grade Living Area		Exterior Walls		
Finished Basement		Roof Covering		
*Total Living Area		Heat/Air Conditioning		
Unfinished Basement		Fireplace		
*Total Garage Area		Bedrooms		
Bathrooms				
For additional information on individual segments see Improvements tab				

* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

Details for Parcel: P32886



Jurisdiction: ANACORTES

Zoning Designation: Please contact the city of ANACORTES for ANACORTES zoning information.

Parcel Number

P32886

XrefID

350218-0-026-0007

Quarter Section Township Range

SW 18 35 02

Owner Information

PORT OF ANACORTES
100 COMMERCIAL AVE
ANACORTES, WA 98221

Site Address(es)

Map Links

[Open in iMap](#)
Assessor's Parcel Map:
[PDF](#) | [DWF](#)

Current Legal Description Abbreviation Definitions

(0.5700 ac) ANACORTES TIDE LANDS LESS ELY 30FT TR 34 PL 9

2018 Values for 2019 Taxes* Exemption

Building Market Value \$37,900.00
Land Market Value +\$201,100.00
Total Market Value \$239,000.00
Assessed Value \$239,000.00
Taxable Value \$.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 1988-08-01
Sale Price \$.00

2019 Property Tax Summary

2019 Taxable Value \$.00
General Taxes \$.00
Special Assessments/Fees
Total Taxes \$.00

* Effective date of value is January 1 of the assessment year (2018)

Legal Description at time of Assessment

*Land Use	(690) MISCELLANEOUS SERVICES		WAC 458-53-030	
Neighborhood	(6M14EXMPT) ALL COUNTY EXEMPT MISC COMMERCIAL			
Levy Code	0900	Fire District		
School District	SD103	Exemptions	Port District Owned	
Utilities		Acres	0.00	
Improvement 1 Attributes Summary				
Building Style	COMMERCIAL REAL PROPERTY			
Year Built		Foundation		
Above Grade Living Area		Exterior Walls		
Finished Basement		Roof Covering		
*Total Living Area		Heat/Air Conditioning		
Unfinished Basement		Fireplace		
*Total Garage Area		Bedrooms		
Bathrooms				
For additional information on individual segments see Improvements tab				

* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

EXHIBIT #03:

**NEIGHBORHOOD MEETING NOTICE;
NOTICE OF APPLICATION & HEARING;
& REVISED SITE VISIT NOTICE**



NEIGHBORHOOD MEETING:

A neighborhood meeting will be held at **6:00 PM on Thursday, July 18, 2019, in the City of Anacortes' Senior Activity Center located at 1701 22nd Street, Anacortes, Washington**, concerning the applicant's proposed development. The applicant is proposing a utility related project that involves the underground installation of fiber from the Cap Sante Marina's Fuel dock and trailer boat launch to the harbormaster office. The subject property is zoned Commercial (C), Commercial Marine (CM), and Commercial Marine 1 (CM1).

Applicant & Landowner: Port of Anacortes, 100 Commercial Avenue, Anacortes, WA 98221; Phone: (360) 299-1827

Project Location: The project site is located within a portion of Sections 18 & 19; Township 35 North; Range 02 East; Willamette Meridian.

Parcel(s) Numbers Involved: P32960, P114718, P32950, & P32886

Required Project Permits/Approvals: The following permits /approvals may be required as part of the proposed development: Shoreline Permit. At this time however, this just concerns a neighborhood meeting as no permit application submittal has occurred to date.

For Project Information: Kevin Cricchio, AICP, ISA, WPIT, Senior Planner; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: June 26, 2019

Publish: June 26, 2019



NOTICE OF APPLICATION & HEARING:

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 a proposed utility related project that involves the underground installation of fiber from the Cap Sante Marina's Fuel dock and trailer boat launch to the harbormaster office. The subject property is located in the Commercial (C), Commercial Marine (CM), and Commercial Marine 1 (CM1) Zoning Districts.

File Number: SDP-2019-0001 **Subject Parcels #:** P32960, P114718, P32950, & P32886

Date of Application: July 19, 2019 **Date of Completeness:** July 31, 2019

Applicant: Port of Anacortes, 100 Commercial Avenue, Anacortes, WA 98221

Project Location: The proposed project is located within a portion of Sections 18 & 19; Township 35 North; Range 02 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 August 30, 2019.** 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: building permit application approval and other agency(s) permit(s) as required.

Preliminary Determination of Consistency: At this time, no determination of consistency with City of Anacortes plans, regulations, or standards has been made. 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: The Port of Anacortes acting as lead agency determined that this project was exempt from SEPA environmental review.

Existing Environmental Documents: JARPA, No Effects Letter

Pre-Decision Open-Record Public Hearing: A pre-decision open-record public hearing to make a decision on the application will be held by the **Planning Commission at 6:00 PM on September 11, 2019.** The Planning Commission will conduct a **site visit onsite at 3:00 PM prior to the hearing.** The hearing will be held at city hall's council chambers located at 904 6th Street, Anacortes, WA.

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the City of Anacortes PCED at the address listed below. E-mailed comments must include a return (USPS) mailing address in order for the sender to be considered a party of record. Questions about this proposal, requests to receive future notices of hearings and/or the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the City of Anacortes PCED located at 904 6th Street, Anacortes, WA 98221. A decision on this application will be made within 120 days from the date of completeness.

For Project Information: Kevin Cricchio, AICP, ISA, WPIT, Senior Planner; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: July 31, 2019

Date Published: July 31, 2019



REVISED SITE VISIT NOTICE:

A Notice of Application & Hearing was recently issued for the subject proposal, published in the local newspaper, posted onsite, and mailed to neighboring landowners located within 300 feet of the subject property. Please note that the site visit previously scheduled for 3:00 PM prior to the Planning Commission Pre-Decision Open Record Public Hearing has been revised/ rescheduled to 4:00 PM as noted below. There are no other revisions to the original Notice of Application & Hearing other than the change in time for the site visit.

Request: The applicant has applied for a Shoreline Substantial Development Permit (SSDP) to permit a proposed utility related project that involves the underground installation of fiber from the Cap Sante Marina's Fuel dock and trailer boat launch to the harbor master office. The subject property is located in the Commercial (C), Commercial Marine (CM), and Commercial Marine 1 (CM1) Zoning Districts.

File Number: SDP-2019-0001 **Subject Parcels #:** P32960, P114718, P32950, & P32886

Date of Application: July 19, 2019 **Date of Completeness:** July 31, 2019

Applicant: Port of Anacortes, 100 Commercial Avenue, Anacortes, WA 98221

Project Location: The proposed project is located within a portion of Sections 18 & 19; Township 35 North; Range 02 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 August 30, 2019**. 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: building permit application approval and other agency(s) permit(s) as required.

Preliminary Determination of Consistency: At this time, no determination of consistency with City of Anacortes plans, regulations, or standards has been made. 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: The Port of Anacortes acting as lead agency determined that this project was exempt from SEPA environmental review.

Existing Environmental Documents: JARPA, No Effects Letter

Pre-Decision Open-Record Public Hearing: A pre-decision open-record public hearing to make a decision on the application will be held by the **Planning Commission at 6:00 PM on September 11, 2019**. The Planning Commission will conduct a **site visit onsite at 4:00 PM prior to the hearing**. The hearing will be held at city hall's council chambers located at 904 6th Street, Anacortes, WA.

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the City of Anacortes PCED at the address listed below. E-mailed comments must include a return (USPS) mailing address in order for the sender to be considered a party of record. Questions about this proposal, requests to receive future notices of hearings and/or the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the City of Anacortes PCED located at 904 6th Street, Anacortes, WA 98221. A decision on this application will be made within 120 days from the date of completeness.

For Project Information: Kevin Cricchio, AICP, ISA, WPIT, Senior Planner; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Original Notice Issued: July 31, 2019

Date Original Notice Published:

July 31, 2019

Revised Notice Issued: August 7, 2019

Revised Notice Published:

August 7, 2019

EXHIBIT #04:

PUBLIC COMMENTS RECEIVED

NO PUBLIC COMMENTS HAVE BEEN RECEIVED TO DATE
REGARDING THE SUBJECT APPLICATION

EXHIBIT #05:

AGENCY & DEPARTMENT COMMENTS RECEIVED



Anacortes Planning, Community & Economic Development Dept.

Permit Center

P.O. Box 547, Anacortes, WA 98221-0547

Don Measamer, *Director of Planning, Community and Economic Development*

PH (360) 299-1984

FAX (360) 293-1938

DEPARTMENT / AGENCY COMMENT FORM:

July 22, 2019

RE: SDP-2019-0001, Proposed marina fiber installation from fuel dock and trailer boat launch to harbormaster office; P32960, P114718, P32950, & P32886

From: Kevin Cricchio, Senior Planner; City of Anacortes; 904 6th Street, P.O. Box 547, Anacortes, WA 98221; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org

Description of Subject Proposal:

The applicant has applied for a shoreline substantial development permit (SSDP) to permit the installation of fiber from the fuel dock and trailer boat launch to the harbormaster office at Cap Sante Marina. Proposed work will be located in the Commercial (C), Commercial Marine (CM), and Commercial Marine 1 (CM1) Zoning Districts. Please have any comments /requirements to me **by 5:00 PM on August 30, 2019.**

Applicant & Landowner:

Port of Anacortes
100 Commercial Avenue
Anacortes, WA 98221

Conditions &/or Requirements:

X PROJECT WILL REQUIRE AN EROSION AND SEDIMENTATION PLAN WITH MINIMUM REQUIREMENT #2.

Signature:

Stacy Lange

Date:

07.29.19

Dept. / Agency Name:

RW CEA 1216.



Development Review Group (DRG)

Name of Applicant: Port of Anacortes

Brief Description: Propose Marina Fiber Installation from Fuel Dock & Trailer Boat Launch to Harbormaster Office

Please initial if approved and/or include your comments:

Street Department: B.L.

Comments:

OK

Water Department: TSW

Comments:

OK

Solid Waste: MK

Comments:

OK

Sandi Andersen: SA

Comments:



Development Review Group (DRG)

Name of Applicant: Port of Anacortes

Brief Description: Proposed Marina Fiber Installation from Fuel Dock & Trailer Boat Launch to Harbormaster Office

Please initial if approved and/or include your comments:

Street Department: B.L.

Comments:

O.K.

Water Department: TSD

Comments:

OK

Solid Waste: mk

Comments:

OK

Sandi Andersen: SA

Comments:



Planning Commission Agenda Bill

Meeting Date: 9/11/2019 **Agenda Item:** [Click here to enter text.](#)

Subject: Washington Park Boat Launch Float Replacement; SDP-2019-0003

Staff Contact: Kevin Cricchio, AICP, ISA, WPIT, Senior Planner

Approved for Submittal to Commission by	
X	Don Measamer, Director

Action Type	
X	Pre-Decision Open-Record Public Hearing
X	Discussion
X	Possible Action

Summary & Background: The Parks & Recreation Department has applied for a Shoreline Substantial Development Permit (SSDP) to permit the replacement of the existing public boat launch /dock located at Washington Park. The existing dock and pilings will be removed and replaced with a new dock and associated pilings within the existing footprint. Three steel pilings and five dock floats will result. The proposed project lies in the Public Use Zoning District and in the Aquatic Shoreline Environment /Designation. A pre-decision open-record public hearing before the Planning Commission has been scheduled for **6:00 PM on September 11, 2019** to make a decision on the matter. Please bring your packets with you to the hearing. Please note, that there is a **site visit prior** to the hearing scheduled for **3:00 PM onsite**.

Recommended Motion:

I move that the Planning Commission make a motion to approve the subject Shoreline Substantial Development Permit (SSDP) subject to staff's suggested conditions of approval.

Attachments:

[Planning Commission's Draft Findings of Fact, Conclusions of Law, & Decision \(Click Here\)](#)

[Exhibit #01, Master Permit Application, JARPA, Narrative, SEPA Checklist, Programmatic ESA Consultation, Floodplain Habitat Assessment, Map & Drawings, Department of the Army Corps of Engineers Letter \(Click Here\)](#)

[Exhibit #02, GIS Map & Assessor's Information \(Click Here\)](#)

[Exhibit #03, Neighborhood Meeting Notice, Notice of Application & Hearing \(Click Here\)](#)

[Exhibit #04, Public Comments Received \(Click Here\)](#)

[Exhibit #05, Agency & Department Comments Received \(Click Here\)](#)

[Exhibit #06, Issued SEPA MDNS \(Click Here\)](#)



**PLANNING COMMISSION'S DRAFT FINDINGS OF FACT,
CONCLUSIONS OF LAW, & DECISION:**

PRE-DECISION OPEN-RECORD

PUBLIC HEARING DATE: Wednesday, September 11, 2019, @ 6:00 PM with a site visit
onsite at 3:00 PM prior to the hearing

FILE NUMBER: SDP-2019-0003

PROJECT LOCATION: The project site is located near 6300 Sunset Avenue, Anacortes, WA
within a portion of Section 21; Township 35 North; Range 01 East,
Willamette Meridian

SUBJECT PARCEL #: P31551

**APPLICANT &
LANDOWNER:** Parks & Recreation Department
City of Anacortes
904 6th Street
Anacortes, Washington 98221

**STAFF REPORT
PREPARED BY:** Kevin Cricchio, AICP, ISA, WPIT
Senior Planner
City of Anacortes
904 6th Street
Anacortes, WA 98221

SUBJECT PROPOSAL: The applicant has applied for a Shoreline Substantial Development Permit (SSDP) to permit the replacement of the existing public boat launch /dock located at Washington Park. The existing dock and pilings will be removed and replaced with a new dock and associated pilings within the existing footprint. Three steel pilings and five dock floats will result.

ZONING DISTRICT: Public Use Zoning District

SURROUNDING ZONING & LAND USES:

Direction:	Zoning:	Present Land-Use:
North:	Public Use	Guemes Channel
South:	Public Use	Washington Park
East:	Public Use	Washington Park
West:	Public Use	Washington Park

SHORELINE

ENVIRONMENT(S): Proposed development lies entirely waterward of the ordinary high water mark and thus lies in the Aquatic Shoreline Environment /Designation. Upland of the ordinary high water mark and outside of the boundary for the proposed development lies the Conservancy Shoreline Environment / Designation.

DRAFT FINDINGS OF FACT:

I. GENERAL BACKGROUND /PROJECT CHRONOLOGY:

1. According to AMC Table 19.20.030, Shoreline Substantial Development Permits require that the applicant conduct a pre-application. Accordingly, a pre-application was conducted internally with city staff.
2. According to AMC Table 19.20.030, Shoreline Substantial Development Permits also require that the applicant conduct a neighborhood meeting regarding what is proposed. Accordingly, a neighborhood meeting was held in the Senior Center on Wednesday July 31, 2019. A neighborhood meeting notice was published in the Anacortes American newspaper; posted onsite in two different locations; and posted at city hall, the library, the local USPS office, and on the city's website.
3. On July 9, 2019, the subject application was submitted to the City of Anacortes's Department of Planning, Community, and Economic Development. Following a review of the application, PCED deemed the subject application complete on July 31, 2019.
4. The thirty-(30)-day comment period (taken from the date of newspaper publication) ended on August 30, 2019, but comments were accepted up until the close of the pre-decision open-record public hearing.

II. NOTICE OF APPLICATION & HEARING:

1. Per AMC 18.16.050 and Table 19.20.030-1, Shoreline Substantial Development Permits (SSDP) require that public notice be mailed to property landowners that are within 300 feet of the subject proposal, be posted onsite, and published in the newspaper of record.
2. Accordingly, a "**Notice of Application & Hearing**" (See Exhibit # 3) was published in the Anacortes American Newspaper on July 31, 2019. This notice was also mailed to

neighboring landowners located within 300' on July 30, 2019. Notice was posted at city hall, the library, and the local USPS office on July 31, 2019. The subject property was posted with this notice on July 31, 2019, in two (2) locations.

3. The notice of application /hearing was posted on the City's website on July 31, 2019. Agencies and departments of jurisdiction were solicited for comment on July 31, 2019.

III. CRITICAL AREA REVIEW:

In **Exhibit #1** of your staff report /findings of fact, the applicant submitted a "Floodplain Habitat Assessment (FHA). This FHA evaluated potential impacts from the project to Endangered Species Act (ESA) endangered and threatened species and their habitat. The FHA also lists recommended best management practices (BMPs). These BMPs have been made as a condition of approval below.

The dock replacement will occur within the existing footprint of the existing dock / boat launch located at Washington Park. Proposed development will not extend further into Guemes Channel.

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.

Per the FHA, minimal impacts will result from this project resulting in an effects determination of: may affect but not likely to adversely affect.

IV. PUBLIC COMMENTS RECEIVED:

Please see **Exhibit 4** for any public comments received. At the time of writing this, no public comments had been received.

V. AGENCY & DEPARTMENT COMMENTS RECEIVED:

Please see **Exhibit 5** for agency & department comments received.

VI. STATE ENVIRONMENTAL POLICY ACT (RCW 43.21C):

The dock and piling replacement project is not exempt from SEPA environmental review per WAC 197.11.800 and AMC 18.04.120. A SEPA Mitigated Determination of Non-Significance (MDNS) was issued on **September 03, 2019**. The mitigation measures therein have been incorporated as conditions of approval below –See Exhibit #6.

VII. 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 entirely in the Aquatic Shoreline Environment /Designation
3. According to Table 5.1 of the SMP, public boat launches; docks, piers, and floats are permitted outright in the Aquatic Shoreline Environment /Designation.
4. The subject proposal is not exempt from obtaining an approved Shoreline Substantial Development Permit (SSDP) per WAC § 173.27.040. Accordingly, on July 19, 2019, the City of Anacortes' Department of Planning, Community, & Economic Development received the subject application from the applicant.
5. According to AMC 19.20.030 and 18.16.100(B) shoreline substantial development permit applications for projects valued less than \$1 million on sites less than 3-acres are considered a Type 3 type of review. For type 3 reviews, the Planning Commission makes a decision on the matter regarding the subject shoreline substantial development permit. The applicant states that the value of this project will be \$220,000.
6. 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."
7. Water Dependent uses within both the Urban and Aquatic Shoreline Environments /Designations have a zero (0) foot setback as measured from the ordinary high water mark (OHWM) pursuant to SMP Table 5.2.
8. The subject proposal is/is not 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 environments/ designations.

VIII. ZONING ORDINANCE/CODE:

1. The City's Zoning Map establishes zoning district boundaries and the City Zoning Ordinance establishes (1) the permitted use of land in the various zones, and (2) development standards.
2. According to AMC 17.26.010, the purpose of the Public Use Zoning District is "...to allow for common public uses where the need arises and uses will not create a nuisance or interfere with existing uses."
3. Public parks and related recreation facilities are permitted outright in the Public Use Zoning District per AMC 17.26.020.
4. The subject proposal is/is not permitted in the underlying zoning district.

IX. CONCLUSIONS OF LAW:

1. The requirements of the State Environmental Policy Act have, have not been complied with.
2. The public notice requirements of the Shoreline Management Act have, have not been complied with.

3. The project is/is not consistent with the shoreline designation and general goals, policies and development regulations of the Anacortes Shoreline Master Program, the Shoreline Management Act, the general purposes of the city comprehensive plan, the city's planning standards and specifications of the zoning ordinance, and other ordinances applicable to the proposal.
4. The Planning Commission bases its Findings of Fact, Conclusions of Law & Decision on the entire record, including all testimony and exhibits. Any finding, which would be deemed a Conclusion of Law, and any Conclusion of Law which should be deemed a finding is hereby adopted as such.

X. STAFF RECOMMENDATION:

The Department of Planning, Community, and Economic Development (PCED) recommends that the Planning Commission approve the subject shoreline substantial development permit (SSDP) subject to the staff's suggested conditions of approval as listed below.

XI. DECISION:

Based on the foregoing information and analysis, the environmental documents submitted by the applicant, and the City regulatory authority to implement the policies, standards, and the regulations of the Shoreline Master Plan, Comprehensive Plan, and the Anacortes Municipal Code (AMC), the Planning Commission hereby approves /denies the subject shoreline substantial development permit subject to staff's conditions of approval listed as listed below.

XII. CONDITIONS OF APPROVAL:

1. The scope of the project shall not exceed that as setout in the shoreline permit application (including attachments), and in accordance with the determinations made and conditions imposed.
2. Development shall comply with the requirements of the Public Works Department including but not limited to:
 - A. Any landward disturbing activities will require an erosion and sedimentation plan meeting minimum requirement #2.
3. A building permit(s) with the City of Anacortes' shall be secured prior to work.
4. The applicant shall be responsible for reimbursement to the City for the full cost of mailing(s) and newspaper publication associated with the neighborhood meeting, notice of application and hearing, and notice of decision. Payment shall be made prior to building permit application submittal or issuance.
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; Chapter 6 Environmental Protection General Regulations; and Section 9.5 Docks, Piers, and Floats.
9. Development shall comply with Section 9.5.5 of the Shoreline Master Program regulating docks, piers, and floats including but not limited to:
 - A. Railings, if provided, shall be of clear or open framework design and conform to the building code where required.
 - 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 the Treated Wood in Aquatic and Sensitive Environments, Western Wood Preservers Institute /Wood Preservation Canada/ Southern Pressure Treaters' Association /Timer Piling 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.
10. 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.
11. Development shall comply with the SEPA Mitigated Determination of Non-Significance (MDNS) that was issued on **September 03, 2019**, as follows:
- A. Prior to work beginning, the applicant/landowner shall obtain all required local, state, and federal permits (Mitigation Measure #1).
 - B. If any artifacts or human remains are found upon excavation, the Samish Indian Nation; the Swinomish Indian Tribal Community; 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 all 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 (Mitigation Measure #2).
 - C. Development shall comply with the Best Management Practices (BMPs) that are listed in the Floodplain Habitat Assessment (FHA) that was prepared by GeoEngineers dated July 9, 2019 (Mitigation Measure #3).

These Findings of Fact, Conclusions of Law, and Decision were adopted by the City of Anacortes' Planning Commission on _____.

**CITY OF ANACORTES, WASHINGTON
PLANNING COMMISSION**

By: _____
Jeremy McNett, Planning Commission Chair

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #01	Master Permit Application, JARPA, Narrative, SEPA Checklist, Programmatic ESA Consultation, Floodplain Habitat Assessment, Map & Drawings, Department of the Army Corps of Engineers Letter
Exhibit #02	GIS Map & Assessor's Information
Exhibit #03	Neighborhood Meeting Notice, Notice of Application & Hearing
Exhibit #04	Public Comments Received
Exhibit #05	Agency & Department Comments Received
Exhibit #06	Issued SEPA MDNS

EXHIBIT #01:

**MASTER PERMIT APPLICATION, JARPA, NARRATIVE,
SEPA CHECKLIST, PROGRAMMATIC ESA
CONSULTATION, FLOODPLAIN HABITAT
ASSESSMENT, MAP & DRAWINGS, DEPARTMENT OF
THE ARMY CORPS OF ENGINEERS LETTER**



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT

MASTER PERMIT APPLICATION

Mailing Address: P.O. Box 547, Anacortes, WA 98221

Office Location: 904 6th Street, Anacortes WA 98221

Phone: (360) 299-1984

PERMITS REQUESTED FROM THE CITY OF ANACORTES:

☐ Accessory Dwelling Unit (ADU)	☐ Annexation Request	☐ Administrative Interpretation
☐ Administrative Conditional Use Permit	☐ Binding Site Plan (Preliminary)	☐ Binding Site Plan (Final)
☐ Boundary Line Adjustment (BLA)	☐ Clearing Permit	☐ Comprehensive Plan/ Map Amendment Request
☐ Conditional Use Permit (CUP)	☐ Cottage Housing	☐ Essential Public Facility
☐ Extension of Time for Approval	☐ Floodplain Development Permit	☐ Grade and Fill Permit
☐ Home Occupation Permit	☐ Lot Certification	☐ Major Permit Revision
☐ Manufactured Home Subdivision	☐ Minor Permit Revision	☐ Plat (Preliminary)
☐ Plat (Final)	☐ Plat Amendment /Modification	☐ Reasonable Use Exception
☐ SEPA Environmental Review	☐ Shoreline Exemption	☒ Shoreline Substantial Development Permit
☐ Shoreline Conditional Use Permit	☐ Shoreline Variance	Short Plat /Subdivision (Preliminary)
☐ Short Plat /Subdivision (Final)	☐ Stormwater Management Manual Adjustments & Exceptions	☐ Variance (Level 1)
☐ Variance (Level 2)	☐ Wireless Conditional Use Permit (WCUP)	☐ Wireless Service Facility (WSF) Permit
☐ Zoning Code/ Map Amendment Request (Rezone)		

PROJECT & SITE INFORMATION:

SITE ADDRESS: 6300 Sunset Avenue, Anacortes	PROJECT NAME: Washington Park Float and Piling Replacment
PARCEL NUMBER(S): 31551	SECTION, TOWNSHIP, & RANGE 21/35N/01E
LOT SQUARE FOOTAGE & ACREAGE: Boat launch area is approximately 40' x 100'.	PROJECT VALUATION: est. @ \$220,000
LEGAL DESCRIPTION:	PRESENT ZONING: Public
PRESENT USE OF PROPERTY: Recreational Boat Launch	CUT & FILL (CY) PROPOSED: None
PRE-APPLICATION CONFERENCE REQUIRED: x Yes ☐ No	WATER SOURCE: ☐ City of Anacortes ☐ Private Well ☐ Community Well
SEWAGE DISPOSAL: ☐ City of Anacortes ☐ Septic Tank	ROAD ACCESS: x City Road ☐ State Highway ☐ Private Road
CRITICAL AREAS WITHIN 300 FEET: x Yes ☐ No	WATER BODIES WITHIN 200 FEET: x Yes ☐ No

FLOODPLAIN:

Flood Zone:

FIRM Panel #

Date of Panel:

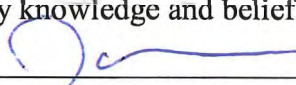
LOT COVERAGE AREA CALCULATIONS:	
Existing Square Footage:	Proposed Square Footage:
IMPERVIOUS SURFACE AREA CALCULATIONS:	
Existing Impervious Square Footage: 4,000	New Impervious Surface: Zero
PROPERTY OWNER INFORMATION: ☐ Multiple owners attached	
NAME: City of Anacortes	MAILING ADDRESS: PO Box 547
CITY, STATE, ZIP: Anacortes, WA 98221	PHONE #: 360-293-1918
FAX #:	EMAIL ADDRESS: jonnl@cityofanacortes.org
APPLICANT INFORMATION: ☒ Same as property owner	
NAME:	MAILING ADDRESS:
CITY, STATE, ZIP:	PHONE #:
FAX #:	EMAIL ADDRESS:
CONTACT PERSON: ☐ Same as property owner ☐ Same as applicant	
NAME: Jonn Lunsford	MAILING ADDRESS: PO Box 547
CITY, STATE, ZIP: Anacortes, WA 98221	PHONE #: 360-293-1918
FAX #:	EMAIL ADDRESS: jonnl@cityofanacortes.org
DESCRIPTION OF SUBJECT PROPOSAL: ☐ Additional pages attached	
PROPOSED WORK: The public boat launch at Washington Park was damaged in a storm on February 4, 2019. One float was damaged at that time and one steel piling destroyed. We removed another float days later. Our plan is to remove the remaining pilings using a vibratory driver. New steel pilings will be deployed using the same foot print. The old creosote floats will be removed and disposed of off-site. New floats will be built off-site and trucked to the concrete launch and delivered to a barge and put in place. The existing foot print of the floats and pilings will not increase. New floats will be made of steel, fiberglass and HDPE. The floats will provide fish passage and 60% light infiltration.	

CHECK ONE:

- ☒ I am the property owner and I grant permission to city staff to enter the project site to verify presence or absence of critical areas and to perform inspections of the work proposed by this application; or
- ☐ Attached is a letter of authorization stating that I have the consent of the property owner to submit the subject application on their behalf. Additionally, the property owner has granted permission to city staff to enter the project site in order to verify the presence or absence of critical areas and to perform inspections of work proposed by this application.

SIGNATURE REQUIRED:

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: 

Title: Parks & Recreation Director

Print Name: JOHN LUNSFORD

Company: City of Anacortes

Date: 07/05/2019



WASHINGTON STATE

Joint Aquatic Resources Permit Application (JARPA) Form^{1,2} [\[help\]](#)

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) [\[help\]](#)

Washington Park Boat Dock Float Repair

Part 2—Applicant

The person and/or organization responsible for the project. [\[help\]](#)

2a. Name (Last, First, Middle)

2b. Organization (If applicable)

City of Anacortes

2c. Mailing Address (Street or PO Box)

904 6th Street/ PO Box 547

2d. City, State, Zip

Anacortes, WA 98221

2e. Phone (1)

2f. Phone (2)

2g. Fax

2h. E-mail

360-293-1918

360-299-1953

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.
- 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.

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)			
Lunsford, Jonn P.			
3b. Organization (If applicable)			
Anacortes Parks and Recreation			
3c. Mailing Address (Street or PO Box)			
PO Box 547			
3d. City, State, Zip			
Anacortes, WA 98221			
3e. Phone (1)	3f. Phone (2)	3g. Fax	3h. E-mail
360-293-1918			jonn1@cityofanacortes.org

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)			
4d. City, State, Zip			
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]			
6300 Sunset Ave			
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
SW	21	35N	01E
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)			
48.500085 N. lat / -122.692579 W long			
5g. List the tax parcel number(s) for the project location. [help]			
The local county assessor's office can provide this information.			
Skagit County P31551			
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)	
City of Anacortes	PO Box 547, Anacortes, WA 98221	P31551, P32455, P31552, P31557	

5i. List all wetlands on or adjacent to the project location. [help]
NA
5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help]
Guemes Channel
5k. Is any part of the project area within a 100-year floodplain? [help]
☒ Yes ☐ No ☐ Don't know
5l. Briefly describe the vegetation and habitat conditions on the property. [help]
Washington Park is a 220 acre park set on a peninsula. The park is largely forested by second growth native trees and understory. It contains a campground, day use area and loop road. The marine habitat is primarily rocky shoreline with a small sand and stone beach near the boat launch. At the boat launch there is a concrete boat ramp underneath and on either side of the floats, except for the final 15 ft. +/- of the float.
5m. Describe how the property is currently used. [help]
The property is a 220 acre park operated by the City of Anacortes it provides day use, camping, and boat launch. It is also a popular hiking and walking area along the 2.2 mile loop road that runs through the park. The boat launch is only public launch on north side of Fidalgo Island. It is used as emergency docking occasionally for boating accidents and medical emergencies as it is accessible by ambulance. In addition to recreational use, it is also used extensively by small sized tribal, commercial and research vessels.
5n. Describe how the adjacent properties are currently used. [help]
Outside of the park boundary is residential primarily, except for the Shannon Point Research Center operated by Western Washington University. Burrows Island and Allan Island are to the west of the park.
5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]
At the boat launch, prior to the storm on February 4, 2019 there were 6 floats. A float was severed from the others due to high winds and surf. Another float was later removed by Parks staff out of safety concerns. The dock currently has 4 floats. There is a concrete boat ramp underneath and on either side of the floats, except for the final 15 ft. +/- of the float.
5p. Provide driving directions from the closest highway to the project location, and attach a map. [help]
Take exit 250 from I-5 (Burlington/ Anacortes). Turn left onto Hwy 20. As you come into town turn right at the roundabout onto Commercial Ave. Turn left onto 12 th Street. 12 th Street will turn into Sunset Ave. You will stay on Sunset Ave until you reach Washington Park.

Part 6–Project Description

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

Replace all floats at the Washington Park dock, the “footprint” of the floats and launch remain the same. This is a repair and replace project, not an expansion project.

1. We will take this opportunity to remove the six creosote wooden floats and replace them with modern floats that take into consideration shoreline characteristics, tidal action, aesthetics, and ecological functions. The floats will be constructed off site and we expect to haul them in place from shore.
2. Our mitigation for the work will be the removal of the creosote and upgrading the floats to allow light to pass though and fish passage.
3. The concrete boat ramp directly under and adjacent to the floats will not be expanded.

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

The purpose of this project is to replace the only public launch on North side of Fidalgo Island. The launch is used as emergency docking occasionally for boating accidents and medical emergencies accessible by ambulance, etc. Used extensively by tribal, commercial and research vessels as well as other small size commercial and recreational craft.

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:

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.
1. Remove existing creosote floats, haul away and dispose off site. 2. Construct new floats off site to meet environmental and maritime standards, move to park and position for load in. 3. Consign barge to position floats. 4. Install new floats.
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 JARPA Attachment D to list the start and end dates of each phase or stage.
Start Date: <u>August 2019</u> End Date: <u>August 2019</u> ☐ See JARPA Attachment D
6g. Fair market value of the project, including materials, labor, machine rentals, etc. [help]
\$220,000
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
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 ☐ Don't know

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

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)

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]
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]

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
-this project will use the same footprint as the existing launch. -creosote removal of existing floats and those damaged in February storm. -Floats that incorporate open decking to support native marine flora and fauna, provide refugia, use, steel, aluminum, fiberglass for new floats to conform to shoreline characteristics. -Floats will allow for light passage and fish passage. There is a concrete boat ramp directly under and adjacent to the floats. The concrete ramp will not be expanded.
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 ☐ Don't know

This work is replacing an existing structure. We will remove existing creosote floats. Installation of new floats that take into consideration shoreline characteristics, tidal action, refugia, the near shore food web, aesthetics, and ecological functions. The floats will feature open decking to support marine flora and fauna. There is a concrete boat ramp directly under and adjacent to the floats. The concrete ramp will not be expanded.

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. [\[help\]](#)

Mitigation plan not required.

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
Float repair and replacement	Guemes Channel		NA	NA	

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. [\[help\]](#)

NA

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. [\[help\]](#)

No excavating or dredging.

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
Washington Department of Fish and Wildlife	Marcus Reaves	360-688-6247	July 2019
City of Anacortes, Planning Department	Libby Grage	360-299-1986	July 2019
US Army Corp of Engineers	Ron Wilcox	206-316-3893	June 2019

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: <https://ecology.wa.gov/Water-Shorelines/Water-quality/Water-improvement/Assessment-of-state-waters-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.

171100

9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [\[help\]](#)

- Go to <https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-availability/Watershed-look-up> to find the WRIA #.

WRIA 03

9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [\[help\]](#)

- Go to <https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria> 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: <https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases>.

☐ Urban ☐ Natural ☒ Aquatic ☒ Conservancy ☐ Other: _____

9g. What is the Washington Department of Natural Resources Water Type? [\[help\]](#)

- Go to <http://www.dnr.wa.gov/forest-practices-water-typing> 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.

☒ Yes ☐ No

Name of manual: Stormwater management manual for Western Washington.

9i. Does the project site have known contaminated sediment? [\[help\]](#)

- **If Yes**, please describe below.

☐ Yes ☒ No

9j. If you know what the property was used for in the past, describe below. [\[help\]](#)

Recreational boat launch.

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

- If **Yes**, attach it to your JARPA package.

☐ Yes ☒ No

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. [\[help\]](#)

The Guemes Channel adjacent to the project site provides habitat for many listed aquatic species such as bull trout, Chinook salmon, steelhead trout, humpback whale, killer whale, and leatherback sea turtle. The channel also provide potential foraging habitat for marbled murrelet.

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. [\[help\]](#)

As noted above, the Guemes Channel adjacent to the project site provides habitat for many listed aquatic species such as bull trout, Chinook salmon, steelhead trout, humpback whale, killer whale, and leatherback sea turtle. The channel also provide potential foraging habitat for marbled murrelet. Surf smelt, sand lance and Dungeness crab breed nearby.

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.oria.wa.gov/opas/>.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.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 <https://ecology.wa.gov/regulations-permits/SEPA-environmental-review>.

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

☐ A SEPA determination is pending with City of Anacortes (lead agency). The expected decision date is .

☐ 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 ☐ 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](#)

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 AND TRIBAL GOVERNMENT

United States Department of the Army (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:

- ☐ General Bridge Act Permit ☐ Private Aids to Navigation (for non-bridge projects)

United States Environmental Protection Agency:

- ☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) on tribal lands where tribes do not have treatment as a state (TAS)

Tribal Permits: (Check with the tribe to see if there are other tribal permits, e.g., Tribal Environmental Protection Act, Shoreline Permits, Hydraulic Project Permits, or other in addition to CWA Section 401 WQC)

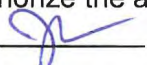
- ☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) where the tribe has treatment as a state (TAS).

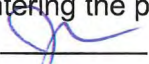
Part 11—Authorizing Signatures

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.  (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.  (initial)

JOHN LUNSFORD

Applicant Printed Name



Applicant Signature

07/05/2019

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.

Authorized Agent Printed Name

Authorized Agent Signature

Date

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

Not required if project is on existing rights-of-way or easements (provide copy of easement with JARPA).

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.

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 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-16-011 rev. 09/2018

Project Narrative: Washington Park Boat Launch Shoreline Substantial Development

July 6, 2019

Jonn Lunsford, Anacortes Parks & Recreation

The City of Anacortes Parks and Recreation Department is applying for a Shore Substantial Development permit to replace the damaged boat launch floats and pilings at Washington Park. At the launch there is a concrete ramp approximately 40' wide and 100' long that boaters drive on to launch and retrieve their boats. Within this ramp there are currently 4 floats made out of creosote timbers and 2 steel pilings. Two additional floats and one steel piling were damaged in a high wind and surf event during a storm on February 4, 2019. We plan to replace the current floats with new ones manufactured out of steel and fiberglass with HDPE floats. The pilings will be galvanized steel. The new floats and pilings will occupy the same foot print as the existing launch; pre-storm damage. The concrete ramp will not be enlarged nor will the floats.

Our goal is to do this work as soon as permitting allows. The plans is to bring a barge into place and remove the broken piling and two remaining pilings with a vibratory pile driver. The creosote floats will be brought to shore and disposed of off-site. The new pilings will be put in place and new floats constructed off site and hauled in via truck will be set in place by the barge. The engineers estimate is that this may take 3 days.

There are no utilities located on the ramp. The area is on the shoreline in a conservancy zone. Permits are pending from the US Army Corps of Engineers and Washington State Department of Fish and Wildlife.

**SEPA ENVIRONMENTAL CHECKLIST****A. BACKGROUND** [\[help\]](#)

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

City of Anacortes Washington Park Boat Launch Maintenance

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

City of Anacortes

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

Jonn Lunsford, Parks & Recreation Director

City of Anacortes

P.O. Box 547

Anacortes, WA 98221

360-299-1953

jonn1@cityofanacortes.org

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

July 5, 2019

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

City of Anacortes

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

We are applying to replace the existing floats and piling damaged in the storm on February 4, 2019.

We expect to do this work September or October of 2019.

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

The pilings and floats will occupy the same footprint as the existing structure over the concrete boat ramp at Washington Park. No plan for expansion.

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

FEMA letter provided by GeoEngineers.

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

Hydraulic Project Approval from the Washington Department of Fish and Wildlife. JARPA and SPIF with the US Army Corp of Engineers.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

Hydraulic Project Approval from WDFW. Approval from USACE and Shoreline Substantial Development permit from City of Anacortes.

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

Replace all floats at the Washington Park dock, the “footprint” of the floats and launch remain the same. This is a repair and replace project, not an expansion project.

1. We will take this opportunity to remove the six creosote wooden floats and replace them with modern floats that take into consideration shoreline characteristics, tidal action, aesthetics, and ecological functions. The floats will be constructed off site and we expect to haul them in place from shore.

2. Our mitigation for the work will be the removal of the creosote and upgrading the floats to allow light to pass though and fish passage.

3. The concrete boat ramp directly under and adjacent to the floats will not be expanded.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

Washington Park is located at 6300 Sunset Avenue in Anacortes. The lat and long are: 48.500085 N. lat / -122.692579 W long. The Parcel number listed through the Skagit County Assessors Office is: P31551. Vicinity map and Site Plan are attached.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other: shoreline

b. What is the steepest slope on the site (approximate percent slope)? [help]

Shoreline varies.

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.

Shoreline surrounds the site. The work area is a concrete boat ramp. [help]

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **The area around the concrete ramp is shoreline that periodically shifts with tides and storms. The ramp has not shifted.** [\[help\]](#)
- 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. **None.** [\[help\]](#)
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No.** [\[help\]](#)
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **The pre-existing condition of the site is a concrete ramp which is impervious.** [\[help\]](#)
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

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. **There will be a barge on site to help remove and place pilings. Trucks will take the completed docks to the ramp for loading.** [\[help\]](#)
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No known off-site source of emissions.** [\[help\]](#)
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

No.

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. **The boat ramp is located on the Guemes Channel.** [\[help\]](#)
 - 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. **Yes. The concrete ramp is located in a small bay (Sunset Beach) along the Guemes Channel.** [\[help\]](#)
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **None.** [\[help\]](#)
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No.** [\[help\]](#)
 - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **Yes.** [\[help\]](#)
 - 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No.** [\[help\]](#)
- b. Ground Water:
 - 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **No.** [\[help\]](#)
 - 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. **No.** [\[help\]](#)

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. **Not applicable.** [\[help\]](#)
- 2) Could waste materials enter ground or surface waters? **No.** If so, generally describe. [\[help\]](#)
- 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: **Best manage practices will be used during our operations.**

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, the ramp is concrete and free of vegetation.

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

There are no threatened or endangered species known to be within the project site of the concrete ramp. The Guemes Channel adjacent to the project site provides habitat for many listed aquatic species such as bull trout, Chinook salmon, steelhead trout, humpback whale, killer whale, and leatherback sea turtle. The channel also provide potential foraging habitat for marbled murrelet.

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

None.

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

None.

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: river otter
fish: bass, salmon, trout, herring, shellfish, other _orca_

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

There are no threatened or endangered species known to be within the project site of the concrete ramp. The Guemes Channel adjacent to the project site provides habitat for many listed aquatic species such as bull trout, Chinook salmon, steelhead trout, humpback whale, killer whale, and leatherback sea turtle. The channel also provide potential foraging habitat for marbled murrelet.

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

Anacortes is part of the migratory route known as the American Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any: *Staff is working with the Washington Department of Fish and Wildlife on this project. If feasible, Washington State urges that the natural material removed from the ramp be place back on the beach to replenish the flow of rock and gravel interrupted by the ramp. This may require additional permitting which staff will investigate to comply with the rules and intent of the WDFW request.* [\[help\]](#)

- e. List any invasive animal species known to be on or near the site. *None known.*

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. *None.* [\[help\]](#)
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *No.* [\[help\]](#)
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: *None planned.* [\[help\]](#)

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. *Best Management Practices will be used to make sure the equipment is proper working order to prevent spills or leaks of fuel or hydraulic oil.* [\[help\]](#)
- 1) Describe any known or possible contamination at the site from present or past uses. *None.*
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. *None.*
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. *None known.*
 - 4) Describe special emergency services that might be required. *None.*

Proposed measures to reduce or control environmental health hazards, if any: *Best Management Practices will be used to make sure the equipment is proper working order to prevent spills or leaks of fuel or hydraulic oil.*

5)

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *None.* [\[help\]](#)

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **Short term basis will be operations from the barge in piling remove, piling setting and placement of the floats. Expected to be a 2-3 day operation.** [\[help\]](#)

3) Proposed measures to reduce or control noise impacts, if any: **Work expected to occur during the hours of 7am to 10pm except for emergency maintenance or specific repairs.** [\[help\]](#)

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? **City Park.** Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **Not applicable.** [\[help\]](#)
 - 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:
- c. Describe any structures on the site. **Concrete boat ramp** [\[help\]](#)
- d. Will any structures be demolished? **Old creosote floats will be removed. Old steel pilings will be removed.** . If so, what? [\[help\]](#)
- e. What is the current zoning classification of the site? **Public.** [\[help\]](#)
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
- g. If applicable, what is the current shoreline master program designation of the site? **Conservancy.** [\[help\]](#)
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **Fish and Wildlife Habitat Conservation Area.** [\[help\]](#)
- i. Approximately how many people would reside or work in the completed project? **Full time manager and seasonal city staff.** [\[help\]](#)
- j. Approximately how many people would the completed project displace? **None.** [\[help\]](#)
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Proposed measures are maintenance.** [\[help\]](#)
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **Work is on the shoreline, not near commercial forests.**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **None** [\[help\]](#)
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None.** [\[help\]](#)
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

NA

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? **Replacement floats will be the same size as the launch floats that existed prior to the storm damage. Floats will be a different design, but cover the same size.** [\[help\]](#)
- b. What views in the immediate vicinity would be altered or obstructed? **None.** [\[help\]](#)
- c. Proposed measures to reduce or control aesthetic impacts, if any: **None.** [\[help\]](#)

11. Light and glare

- a. What type of light or glare will the proposal produce? **None.** What time of day would it mainly occur? **Daylight hours from 7am to 10pm.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No.** [\[help\]](#)
- c. What existing off-site sources of light or glare may affect your proposal? **None.** [\[help\]](#)
- d. Proposed measures to reduce or control light and glare impacts, if any: **None.** [\[help\]](#)

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Washington Park is a 220 acre campground and day use park featuring a playground, boat launch, scenic loop road, and hiking trails.** [\[help\]](#)
- b. Would the proposed project displace any existing recreational uses? **The boat ramp will be closed down during replacement. Expected to be a 3 day operation..** If so, describe. [\[help\]](#)
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **Project will maintain recreational use of boat ramp.** [\[help\]](#)

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? **None known.** If so, specifically describe. [\[help\]](#)
- 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? **None known.** Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
- 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. **No impact on historic sites from this project.** [\[help\]](#)
- 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.

Work that is authorized is consistent with the City's development regulations following adoption of the amendments will be required to comply with City, State, and Federal requirements regarding cultural preservation.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. **Not applicable.** Show on site plans, if any. [\[help\]](#)

- 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? ***Transit stop is located outside the park near Sunset Avenue and Skyline Way.*** [\[help\]](#)
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? ***Work has no effect on parking.*** [\[help\]](#)
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? ***No.*** If so, generally describe (indicate whether public or private). [\[help\]](#)
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? ***The boat launch at Washington Park is used to a degree for transportation to some of the nearby islands not supported by the Washington State Ferry System.*** If so, generally describe. [\[help\]](#)
- 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). ***This project should not affect vehicle traffic.*** What data or transportation models were used to make these estimates? [\[help\]](#)
- 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? ***No.*** If so, generally describe.
- h. Proposed measures to reduce or control transportation impacts, if any: ***None.*** [\[help\]](#)

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)? ***No.*** If so, generally describe. [\[help\]](#)
- b. Proposed measures to reduce or control direct impacts on public services, if any. ***None.*** [\[help\]](#)

16. Utilities

- a. Circle utilities currently available at the site: ***None.*** [\[help\]](#)
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. ***None.*** [\[help\]](#)

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: *Jonh Lunsford*

Name of signee: Jonh Lunsford

Position and Agency/Organization: Parks & Recreation Director, City Of Anacortes

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

Date Submitted: July 5, 2019.

D. Supplemental sheet for nonproject actions [\[help\]](#)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



US Army Corps
of Engineers ®
Seattle District

PROGRAMMATIC ESA¹ CONSULTATION
Specific Project Information Form
For Piling Replacement
Version: July 2013



Eligibility for Programmatic Consultation

To be filled out by Corps

This application:

- ☐ Meets all of the requirements of this programmatic consultation
- ☐ Does not meet all of the requirements of this programmatic consultation. This form constitutes a reference biological evaluation in association with:
NMFS reference: 2005/07506
USFWS reference: 13410-2009-I-0421

1. **Programmatic Activity:** Piling Replacement as part of boat launch float replacement project.
2. **Drawings and Photographs - *Drawings and photographs must be submitted.*** Photographs must be submitted showing shoreline, existing overwater structures, and location of the proposed project. Drawings must include a vicinity map; plan, profile, and cross-section drawings of the proposed structures; and over- and in-water structures on adjacent properties. (For assistance with the preparation of the drawings, please refer to our *Drawing Checklist* located on our website at www.nws.usace.army.mil Select Regulatory – Regulatory/Permits – Forms.) If the work is in a tidal area, please see Section 11 of this form for additional photo requirements.
3. **Date:** _____

4. Applicant name: City of Anacortes

Mailing address: PO Box 547, Anacortes, WA 98221

Work phone:
360-293-1918

Home phone:

Email:
jonnl@cityofanacortes.org

360-299-1928

5. Joint-use applicant name (if applicable):

Mailing address:

Work phone:

Home phone:

Email:

Fax:

6. Authorized agent name: Jonn Lunsford, Parks and Recreation Director

Mailing address: PO Box 547, Anacortes, WA 98221

Work phone:
360-293-1918

Home phone:

Email:

Fax:

7. Location where proposed work will occur

Address (street address, city, county): 6300 Sunset Avenue, Anacortes, WA 98221 (Skagit County)

Location of joint-use property (street address, city, county):

Waterbody: Sunset Beach/Guemes Channel

¼ Section: SW

Section: 21

Township: 35N

Range: 01E

Latitude: 48.500085N

Longitude: -122.692579W

¹ Endangered Species Act

8. **To be filled out by Corps**
Federally Listed or Proposed Species and their Critical Habitat Present or affected by the proposed action:

9. **Description of Work:** Describe what is being replaced/repared (e.g., support piling for pier, dolphin, etc.).
We are replacing 3 steel support pilings for the boat launch floats at Washington Park. One of the pilings was destroyed in a storm on February 4, 2019. The remaining steel pilings are showing signs of potential corrosion and need replacing. Pilings are 12" in diameter. The existing float has a concrete boat launch ramp directly underneath it and adjacent to it with the exception of the final 15 ft.
-
-

10. **Construction Techniques.** Describe how project will be constructed, including access, equipment used, etc.:
A vibratory driver will be used to remove and replace the 3 pilings. Pilings will be placed in existing footprint. Project is replacement of existing, not an expansion. Floats will be constructed off site and put in place.
-
-

Please note that the U.S. Fish and Wildlife Service require individual review of any projects that propose installation or proofing of steel piling with an impact hammer and National Marine Fisheries Service requires review for any installation or proofing of steel piling greater than 12-inches in diameter. Individual project review is not required for projects proposing wood, plastic or concrete piling less than 24-inches in diameter.

Please fill out the following: (obtain information from contractor)	
10.1 Number of piles being replaced:	Three
10.2 Replacement pile type: (e.g.: ACZA-treated wood, steel, coating used on steel piles)	Steel / galvanized
10.3 Replacement pile size: (e.g. 12-inch)	12" diameter
10.4 Installation method: (e.g.: vibratory, impact hammer)	vibratory Note: Vibratory or impact installation of wood, concrete, plastic, or other non-metal piles of any size is allowed. Impact installation of steel piles in marine waters is not covered under the programmatic and, in freshwater, is only covered programmatic for steel piles up to 10 inches.

Please fill out the following: (obtain information from contractor)	
10.5 Anticipated dates, number of minutes and number of days vibratory pile driving	_____ 180 _____ minutes per day _____ 1 _____ number of days Anticipated dates:
10.6 For vibratory installation, will proofing be required? If so, how many pile strikes per pile?	Yes _____ Number of pile strikes per pile _____ No x _____
10.7 For impact hammer installation, estimate the number of pile strikes required per pile:	
10.8 For impact hammer installation or proofing, estimated number of pile strikes per day:	
10.9 For impact hammer pile driving or proofing, sound attenuation measures:	
10.10 Anticipated dates, number of minutes and number of days of impact hammer pile driving or proofing:	Minutes per day _____ Number of days _____ Anticipated dates:
10.11 Describe substrate into which piling will be driven:	Sand and cobbles
10.12 Water depth into which piling will be installed: (provide range of depths)	3 feet to 10 feet

11. **Forage Fish Habitat** – only complete this section if the project is in tidal waters.

Check box if Washington Department of Fish and Wildlife (WDFW) documented habitat is present. Go to the WDFW website for this information: <http://wdfw.wa.gov/fish/forage/forage.htm>, then search for each species under the link to Biology, then the link to Documented Spawning Grounds (if available, please attach a copy of the Hydraulic Project Approval from WDFW):

Surf Smelt: **x** **Pacific Herring:** ☐ **Sand Lance:** ☐

Check box if the proposed action will occur in potentially suitable forage fish spawning habitat:

Surf Smelt: **x** **Pacific Herring:** ☐ **Sand Lance:** **x**

If no boxes are checked, please explain why site is not suitable as forage fish spawning habitat.

Please describe the type of substrate and elevation and presence of aquatic vegetation at the project area. For example:

At +10 to +5 feet above MLLW, there is no aquatic vegetation, the substrate consists of large cobbles. At +5 to +1 foot above MLLW, there is eelgrass and the substrate consists of fine sand.

The area directly adjacent to the pilings is a concrete boat ramp. The ramp extends the length of floats with the exception of the final 15 ft.

Photo requirements: The photographs should be taken at ground level and at low tide and should show a panoramic view of the entire project area in the dry. Photographs should clearly show the presence or absence of vegetation and the substrate composition. Close up photographs of the substrate and/or vegetation should be included if there are any areas of particular interest. To most accurately reflect vegetation distribution, photos should be taken at low tide during June 1 through October 1.

12. **Programmatic Conditions and General Conditions.** In order to meet all ESA requirements for this programmatic consultation, all programmatic conditions and general conditions listed below **must be met**. Check each condition that you will meet. Check each item “not applicable” if they do not apply to your project. If you checked “will not meet” for any of the conditions, you must complete the “Will Not Meet” section at the end of this document.

Will Meet	Will Not Meet	Not Applicable	Programmatic Conditions
x			1. If project is for replacement or repair of piling only, check the “will meet” box. If work other than pile repair or replacement (such as decking replacement) is planned, please check the “will not meet” box and describe below: Project is for piling replacement. _____ _____ _____
The following programmatic condition applies to both repair and replacement of piling:			
x	☐	☐	2. Work will be performed within the approved work windows for listed species and forage fish. The action shall only occur once within one approved work window for a single and complete project. The approved work windows are described in <i>Programmatic Consultation – Phase I: Approved Work Windows</i>. (Note: These work windows are located on our website at www.nws.usace.army.mil. Select Regulatory – Regulatory/Permits – Permit Guidebook – Chapter VIa. - Endangered Species.)
A. Piling Repair – fill this section out if you are <u>repairing</u> piling by splicing or other repair method			
☐	☐	☐	3. Existing piles will be partially cut with a new pile secured directly on top using a sleeve.
☐	☐	☐	4. Sleeve is connected to the existing pile and stub pile by bolting or by placement of concrete.
☐	☐	☐	5. If using concrete, a steel form/collar will be placed around the seams where the sleeve meets the piles and secured so that no concrete will leak out of the sleeve.
☐	☐	☐	6. All concrete will be contained within the sleeve and not allowed to leak into the water.

Will Meet	Will Not Meet	Not Applicable	Programmatic Conditions
☐	☐		7. Only untreated or ACZA-treated wood will be used and treatment must comply with the Western Wood Preservers Institute BMPs. Design measures will prevent abrasion of the treated wood and reduce the potential for the release of contaminants into the aquatic environment. If necessary, a containment boom will be placed around the work area to capture debris and cuttings.
☐	☐		8. Removed creosote-treated pile sections shall be disposed of in a manner that precludes their further use. Piles will be cut into manageable lengths (4-foot or less) for transport and disposal in an approved upland location that meets the liner and leachate standards of the Minimum Functional Standards, Chapter 173-304 WAC and that is in compliance with the Endangered Species Act. No reuse of treated wood will occur. In all cases, applicants should be prepared to provide documentation of disposal with the statement of compliance.
B. Piling Replacement – fill this section out if you are <u>replacing</u> piling			
x	☐	☐	9. Replacement piles will be steel piles up to 12-inches in diameter or concrete up to 24 inches diameter or timber or plastic piles.
x	☐	☐	10. Following completion of pile driving, the following information will be provided to the US Fish and Wildlife Service, referencing the Corps permit number and applicant names as indicated on the SPIF: 1) actual dates and duration of pile driving; and 2) average number of piles installed per day and strikes per pile.
x	☐	☐	11. Piles will be replaced in the same general location and will not extend beyond the footprint of the existing structure (i.e., pier).
x	☐	☐	12. <u>In marine areas:</u> Steel piles will be 12 inches or less in diameter, and will only be installed using a vibratory pile driver, and thus will not be not impact pile driven or proofed. Note: If project is proposing impact pile driving, including proofing, of steel piles, the Corps will request and receive written approval from USFWS prior to permit issuance.
x	☐	☐	13a. <u>In marine areas:</u> Number of piles being replaced is 20 or less (Note: Meets both USFWS and NMFS programmatic conditions).
x	☐	☐	13b. <u>In marine areas:</u> Number of steel piles being replaced is 40 or less. Number of timber, concrete or plastic piles being replaces is 100 or less (Note: Meets NMFS programmatic conditions only).
x	☐	☐	14. <u>In marine/estuarine waters:</u> No piling will be installed where the piling is located in or within 25 feet of eelgrass beds.

Will Meet	Will Not Meet	Not Applicable	Programmatic Conditions
x	☐	☐	15. <u>In marine areas:</u> Existing piles will either be fully extracted or cut below the mudline (2 feet if treated wood or 1 foot if untreated wood). If piles cannot be fully extracted or cut below the mudline, they may be cut at or near the mudline and the remaining portion driven 1 foot or 2 feet below the mudline.
x	☐	☐	16. <u>In marine areas:</u> No installation or replacement of sheet piling will occur.
x	☐	☐	17. <u>In marine areas:</u> All pilings, including dolphins, will be capped with a device to preclude perching by piscivorous birds, such as the brown pelican.
x	☐	☐	18. <u>In marine areas:</u> If a barge is used, the barge will not be anchored over eelgrass beds.
x	☐		19. <u>In marine areas:</u> All pile driving will occur during daylight hours only and work will occur between 2 hours after sunrise and 2 hours before sunset during marbled murrelet nesting season (April 1 to September 15).
x	☐		20. <u>In marine areas:</u> A marine mammal buffer area will be monitored during and immediately before pile driving activity and pile driving will not be initiated, or will be temporarily suspended, if an ESA-listed marine mammal is within a 400-foot radius of the work site.
x	☐		21. <u>In fresh waters, including the Columbia River mainstem, Baker Bay, and the Snake River:</u> Steel piles will be limited to 12 inches diameter or less. All steel piles greater than 10 inches in diameter must use vibratory installation. For steel piles 10 inches or less, vibratory pile installation will be used to the greatest extent possible for installation of steel piles and impact driving will be limited to proofing or locations where vibratory installation is not feasible. Note: If project is proposing impact pile driving, including proofing, of steel piles, the Corps will request and receive written approval from USFWS prior to permit issuance.
☐	☐	x	22a. <u>In freshwater areas:</u> Number of piles being replaced is 20 or less (meets both USFWS and NMFS programmatic conditions).
☐	☐	x	22b. <u>In freshwater areas:</u> Number of steel piles being replaced is 40 or less. Number of timber, concrete or plastic piles being replaces is 100 or less (meets NMFS programmatic conditions only).
☐	☐	x	23. <u>In freshwater:</u> A bubble curtain and wood block will be used as sound attenuation for installation of steel piles with an impact hammer.
☐	☐	x	24. <u>In freshwater:</u> Concrete piles will be limited to 24 inches in diameter or less.

Will Meet	Will Not Meet	Not Applicable	Programmatic Conditions
☐	☐	x	25. <u>In freshwater</u> : All pile driving will occur during daylight hours.
☐	☐	x	26. <u>In freshwater</u> : Existing piles will be either fully extracted or cut at the mudline using best management practices. Partial cutting can be used if the pile is partially deteriorated. Full extraction of piles is used if partial cutting is not possible and when piles are too deteriorated to remove without breaking; piles are cut at the mudline using a pneumatic saw.
x	☐	☐	27. Hydraulic water jets will not be used to remove or place piles.
x	☐	☐	28. No piles will be associated with log raft booms.
x	☐	☐	29. No sheet piling will be used in lieu of pole piling.
x	☐	☐	30. The minimum number of piles necessary for structural support will be used.
☐	☐	x	31. Unless it can be demonstrated that the surrounding substrate will fill the hole within 1 day, or if precluded by EPA or Washington State Department of Ecology due to locations within a Superfund or MTCA site, the holes left when pulling or cutting treated piling will be capped with appropriate material (such as clean sand, or a plastic or steel pile cap for cut piling). If fill (i.e., clean sand) is used to cap the area, the fill material will match sediment substrate of the site.
x	☐	☐	32. No piling treated with creosote or pentachlorophenol will be used. No coal-tar treated steel piles will be used.
☐	☐	x	33. For wood piling, only un-treated or ACZA-treated wood will be used. If ACZA-treated, treatment must comply with the Western Wood Preservers Institute BMPs. Design measures will prevent abrasion of the treated wood and reduce the potential for the release of contaminants into the aquatic environment. If necessary, a containment boom will be placed around the work area to capture debris and cuttings.
☐	☐	x	34. Treated wood piling associated with floats will incorporate design features to minimize contact between the treated wood and the float(s) or attachments to the float(s) during all water levels.
☐	☐	x	35. Removed creosote-treated piles shall be disposed of in a manner that precludes their further use. Piles will be cut into manageable lengths (4-foot or less) for transport and disposal in an approved upland location that meets the liner and leachate standards of the Minimum Functional Standards, Chapter 173-304 WAC and that is in compliance with the Endangered Species Act. No reuse of treated wood will occur. In all cases, applicants will be prepared to provide documentation of disposal with the statement of compliance.

Will meet	Will not meet	Not Applicable	GENERAL CONDITIONS
☐	☐	x	G1. No new access roads, routes, or trails will be included as part of the proposed action.
☐	☐	X	G2. Any fill material (e.g., sand, gravel, and rock) will be washed and cleaned prior to being brought to the site.
☐	☐	X	G3. All fill material will be obtained from a commercial source that is operating in compliance with the Endangered Species Act.
☐	☐	X	G4. No stockpiling or staging of material will occur below OHW or MHHW.
☐	☐	X	G5. No trenching will occur through any water of the U.S. (i.e., for electrical cables).
☐	☐	X	G6. No work will be performed and structures and fill materials will not be placed in or adjacent to vegetated shallows (except where such vegetation is limited to State-designated noxious weeds), wetlands, special aquatic sites, or suitable forage fish spawning habitat.
x	☐	☐	G7. Barges will not be used within 25 feet and material will not be placed in or on vegetated shallows (except where such vegetation is limited to State-designated noxious weeds) or other special aquatic sites.
x	☐	☐	G8. If a barge is used to deliver material, the barge or other structures shall not ground out on the bottom.
x	☐	☐	G9. The bottom of any structure, vessel, watercraft grid or watercraft lift will be at least 1 foot above the level of the substrate during all water levels.
x	☐	☐	G10. All equipment that will operate over water or below OHWM or MHHW will be cleaned of accumulated grease, oil, or mud. All leaks will be repaired prior to arriving on site. Equipment will be inspected daily for leaks, accumulations of grease, etc., and any identified problems will be fixed before operating over water or below the OHWM or MHHW.
x	☐	☐	G11. No solvents or other chemicals will be used in or over the water during the construction or operation of the proposed action.
x	☐	☐	G12. No waste material, including material associated with treated wood decks, will enter the waterbody.
x	☐	☐	G13. All waste material and construction debris will be collected and disposed of at an approved facility that is in compliance with the Endangered Species Act.
x	☐	☐	G14. Any leftover construction materials will be collected and disposed of off-site.
x	☐	☐	G15. All floating debris generated during construction will be retrieved, removed, and disposed of at an approved upland location.

Will meet	Will not meet	Not Applicable	GENERAL CONDITIONS
x	☐	☐	G16. Two oil absorbing floating booms, appropriate for the size of the work area, will be available onsite whenever heavy equipment operates within 150 feet of open water and there is a potential for hazardous materials to enter surface waters. The booms will be stored in a location that facilitates immediate deployment in the event of a spill.
x	☐	☐	G17. Fueling and servicing of equipment will be confined to an established staging area that is at least 150 feet from open water or wetlands. Spill containment systems must be adequate to contain all fuel leaks.
x	☐	☐	G18. Equipment and vehicles will be stored in established staging areas when not in use (excluding cranes, which cannot be easily moved).
x	☐	☐	G19. A written spill prevention, control, and countermeasures plan will be prepared for activities that include the use of heavy equipment. The plan will describe measures to prevent or reduce impacts from accidental leaks or spills, and will contain a description of all hazardous materials that will be used, proper storage and handling, and monitoring methods. A spill kit will be available onsite during construction and stored in a location that facilitates immediate deployment if needed.
☐	☐	x	G20. If work will be done in or within 25 feet of an existing or previously designated Superfund site or Washington State Model Toxic Control Act (MTCA) site, BMPs established by EPA during CERCLA coordination or Washington State Department of Ecology during MTCA will be followed.
x	☐	☐	G21. All activities that may result in sound levels of 92 dBA or more within suitable marbled murrelet nesting habitat, or less than 92 dBA and located within 11 yards of suitable marbled murrelet nesting habitat, will occur outside the breeding period (April 1 to September 15).
x	☐	☐	G22. All activities that may result in sound levels of 92 dBA or more within suitable northern spotted owl nesting, roosting, and/or foraging habitat, or less than 92 dBA and located within 20 yards of suitable northern spotted owl nesting, roosting, and/or foraging habitat, will occur outside the early breeding period (March 1 through July 15).
☐	☐	x	G23. Projects located within Wahkiakum and Cowlitz Counties, west of Longview and east of Skamokawa, will not alter woodland or tidal spruce forest that are suitable Columbia white-tailed deer habitat and will not enable higher traffic speeds or volumes.

Will meet	Will not meet	Not Applicable	GENERAL CONDITIONS
☐	☐	x	G24. Projects constructed on islands in the Columbia River between 2 miles east of Cathlamet and 2 miles west of Skamokawa will not occur from June 1 through June 30 to protect Columbia white-tailed deer fawning.
☐	☐	x	G25. Projects within 1/4 mile of suitable western snowy plover nesting or foraging habitat will not occur from March 15 through September 30.
x	☐	☐	G26. The project will comply with the <i>General Implementation Conditions</i> for our programmatic consultations (Note: These are located on our website at www.nws.usace.army.mil . Select Regulatory – Regulatory/Permits – Forms.)

If the applicant **has checked “Will Not Meet” for any of the above conditions**, or there are associated project activities not covered by this Programmatic Consultation or new species and/or critical habitat is not covered under this Programmatic Consultation, then this section must be completed and the applicant must sign below.

Please contact the Corps if you have questions.

1. Why can't you meet all of the conditions of this programmatic consultation? Examples: too many piling, piling are too large, additional work is included. _____

2. Are there associated project activities not covered by this Programmatic Consultation? Examples include replacement of decking on a pier, replacement of caps and stringers, or replacement of floats or ramps. If so, what are the impacts of associated project activities not covered by this Programmatic Consultation? _____

3. Are there species and/or critical habitat in the vicinity of the project that are not covered under this Programmatic Consultation? These currently include green sturgeon and its critical habitat, eulachon, and the three rockfish species (bocaccio, yelloweye, and canary). If so, what are the impacts to species not covered under this Programmatic Consultation? _____

4. Why are the impacts of the proposed project “Not Likely to Adversely Affect” ESA species? How have you minimized impacts? (Note: If your effect analysis is lengthy, you may attach an addendum.) For projects in marine waters, a marbled murrelet monitoring plan may be required.

I, as the applicant, have read all the USFWS and NMFS requirements for their Programmatic Consultations dated September 9, 2009 and January 16, 2008, respectively. These requirements are listed on the Seattle District Corps webpage at http://www.nws.usace.army.mil/PublicMenu/Menu.cfm?sitename=REG&pagename=Phase_I. I understand that informal consultation with National Marine Fisheries Service and U.S. Fish and Wildlife Service will be initiated with this form. I will not proceed with construction until I receive written notification from the U.S. Army Corps of Engineers that the proposed work is authorized.

Applicant

Date

----- Below to be completed by the Corps -----

Note to PM: If the applicant meets **all** of the conditions of this programmatic consultation, complete this section. If the applicant does **not** meet all of the conditions of this programmatic consultation, do **not** complete this section; instead, complete a Memorandum for the Services – Reference Biological Evaluation Form.

- ☐ I have reviewed the Department of the Army application and this form for consistency with the USFWS and NMFS requirements Programmatic Consultations dated September 9, 2009 and January 16, 2008, respectively.

Additional Information (complete as applicable):

1. Summary of ESA consultation for associated project activities not covered by the Programmatic Consultation (e.g., work that is out of our jurisdiction, work that is considered a NE to listed species not covered under the programmatic): _____

2. Approved Work Window:

_____ to _____

3. Federally listed species or critical habitat not covered under this programmatic: _____

4. Summary of ESA Consultation for listed species or critical habitat not covered under this programmatic (e.g., “no effect” analysis for newly listed species or newly designated critical habitat):

Corps Project Manager

Date

Corps Senior Scientist

Date

Project Manager Use:

Programmatic Condition	NMFS Restrictions	FWS Restrictions
Number of piling allowed	Up to 100 timber, concrete or plastic Up to 40 steel	Up to 20 of any material For >20 in an industrial area, contact FWS by e-mail for written approval
Size of piling	Up to 12-inch steel Up to 24-inch concrete Any size timber or plastic	Up to 12-inch steel Up to 24-inch for any other material
Impact hammer pile driving	Allowed for steel piles up to 12-inches and concrete piles up to 24-inches No restriction on size for timber or plastic	Not allowed for steel piles No restriction on other material Marbled murrelet monitoring plan may be required
Vibratory pile driving	Marine mammal monitoring plan may be required	No restriction



600 Dupont Street
Bellingham, Washington 98225
360.647.1510

July 9, 2019

City of Anacortes
Parks and Recreation
904 6th Street
Anacortes, Washington 98221

Attention: Jonn Lunsford

Subject: Floodplain Habitat Assessment
Washington Park Dock Pile and Float Repair Project
Anacortes, Washington
File No. 0382-038-00

INTRODUCTION

This Floodplain Habitat Assessment (FHA) was prepared by GeoEngineers, Inc. (GeoEngineers) on behalf of the City of Anacortes Parks and Recreation Department (Parks). We understand that the City of Anacortes (City) specifically requested preparation of an FHA to ensure that Washington Park Dock Pile and Float Repair Project (project) was consistent with Federal Emergency Management Agency (FEMA) requirements for Endangered Species Act (ESA) consultation on development projects located within the 100-year floodplain.

GeoEngineers referenced the FEMA (2013) guidance document, *Floodplain Habitat Assessment and Mitigation: Regional Guidance for the Puget Sound Basin*, during preparation of this FHA. This guidance document outlines the required content for an FHA for development projects located within the regulatory 100-year floodplain. The information presented in this FHA is based on publicly available data, project-specific information provided by Parks, a site visit on February 7, 2019, as well as our prior experience working on projects in the area.

PROJECT DESCRIPTION

Project Overview and Location

Parks is proposing to repair the Washington Park dock, located immediately adjacent to the Washington Park boat launch, a public boat launch developed and maintained for the specific use of recreational boaters within Washington Park in northwest Anacortes, Washington.



The Washington Park dock and adjacent boat launch is the only public launch on north Fidalgo Island and serves the surrounding islands. The launch is used primarily by recreational boaters, but it is also used as emergency docking occasionally for boating accidents and medical emergencies. It is used extensively by tribal, commercial and research vessels as well as other small-sized commercial and recreational crafts. Repairs will include replacing all five dock floats and three damaged steel pilings. The new floats will be buoyed by HDPE pipes filled with foam or other low density fill material. This is a repair and replace project and does not include any expansion of the existing dock footprint.

The project site, the dock immediately adjacent to the boat launch at Washington Park, is located at Washington Park in northwest Anacortes (Figure 1, Vicinity Map) within Parcel No. 31551, (Section 21, Township 35N, Range 1E; approximate Latitude 48.500158° and Longitude -122.692649°). The project site is located within and adjacent to the Guemes Channel which is a “Shoreline of the State” (Type S) within Watershed Resources Inventory Area (WRIA) Lower Skagit/Samish (WRIA 3) and Hydrologic Unit Code (HUC) 12-171100020500 (Padilla Bay – Strait of Georgia). No mapped wetlands or streams are located within the project area.

The project is located within the mapped FEMA special flood hazard area (Zone VE) and fully within the “protected area” (within 250 feet of the ordinary high water mark [OHWM]) as identified in the FEMA/National Marine Fisheries Service (NMFS) Biological Opinion (BiOp) (NMFS 2008). The City’s zoning map and the FEMA Flood Insurance Rate Map (FIRM) Community Panel Number 530317INDOA (September 17, 2003), which is the current effective FIRM, are included in Appendix A, Background Maps.

Proposed Improvements

A storm on February 4, 2019 with high winds and surf sheared a steel piling at the boat launch. The failed piling showed stress cracks and it is assumed that the remaining two pilings have similar problems and need replacement. All three 12-inch-diameter galvanized steel pilings will be replaced with 12-inch steel pipe piles using vibratory installation where the existing pilings previously stood. The project will also remove six creosote treated wooden floats and replace them with five new floats, that have the same coverage or footprint, that take into consideration shoreline characteristics, tidal action, aesthetics and ecological functions. The floats will be constructed to have 60 percent open area. They will be constructed off-site, barged to the site and put in place by barge. The concrete boat ramp directly under and adjacent to the floats will not be modified or expanded.

Temporary impacts to the floodplain habitat will occur as a result of construction in the form of machinery and barge access and staging, but no permanent impacts are expected to be associated with the project. Potential impacts to listed species from pile installation are being addressed through the Army Corps of Engineers programmatic biological evaluation for piling replacement and will not be addressed in this FHA. Replacement of the floats on the pier will have a de minimis impact and will overall benefit the area because the new grated floats with partial light transmission that will replace the existing creosote-treated wooden solid deck floats.

Construction Methods

Proposed construction will require operation of typical equipment to remove and replace the existing floats and pilings. It is anticipated that a barge, vibratory hammer and other generalized construction equipment will be employed during construction. The project is not expected to require any specialized equipment

such, use of explosives, or impact-type equipment that create elevated peak in-air and underwater sound levels.

The broken bottom portion of the outer 12-inch steel pile and the two remaining 12-inch steel piles will be removed with a barge-mounted vibratory hammer and three 12-inch galvanized steel pilings will be installed with a barge-mounted vibratory hammer in the same locations as the original piles. The barge will remove the three existing pilings from the site and will convey the new pilings to the project location.

Five floats will be constructed off-site out of fiberglass, steel and aluminum; these floats will incorporate open grated decking in order to support native marine flora and fauna. These floats will be singly transported to the site by truck, immediately launched at the boat launch and placed by barge. Storage of the floats within the floodplain before installation is not anticipated. The delivery trucks will use existing paved and gravel roads to deliver the floats. Any additional construction materials or support vehicles will be stored either within the small, paved parking lot immediately adjacent to the dock or in the large, grassy boat trailer parking lot approximately 500 feet south of the dock and shoreline. No vegetation will be removed during construction and no fill will be placed within the floodplain. Construction activities are anticipated to last 2 to 3 days.

Best Management Practices (BMPs)

The following general BMPs will be employed during construction to minimize environmental impacts of the project:

- Work will be in compliance with all local, state, and federal regulations and restrictions.
- Construction activities will comply with standard Anacortes Municipal Code (AMC) requirements for construction projects within the City limits.
- Construction will be performed during daytime work hours, as specified in the AMC.
- Equipment staging and/or materials storage that is necessary beyond the actual footprint of the proposed improvements will be limited to non-vegetated surfaces, such as existing developed/cleared areas and roads whenever possible.
- The project does not include any clearing or grading. Disturbance will be limited to access along existing roads and staging within existing parking lots. Access and staging areas will be identified on-site plans and marked on the ground at the site before construction begins.
- Waste materials will be transported off site and for disposal in accordance with applicable regulations.
- Adequate materials and procedures to respond to unanticipated weather conditions or accidental releases of materials (sediment, petroleum hydrocarbons, etc.) will be available on-site.
- A Spill Prevention Control and Countermeasure (SPCC) Plan will be prepared and implemented by the contractor. The plan will be site-specific and cover the project scope of work.

BMPs and conservation measures regarding the piling removal and installation are addressed through the Army Corps of Engineers Programmatic Biological Evaluation for Piling Replacement.

Project Area and Action Area

The project area includes all areas where construction activities will occur, including those areas impacted by temporary storage of construction supplies or equipment. The project area is illustrated on Figure 2, Action Area. The action area is defined as “all areas to be affected directly or indirectly by the federal action and not merely the immediate area involved in the action” (50 Code of Federal Regulations [CFR] §402-02). The action area analyzed in this FHA; therefore, includes not only those areas where construction will occur, but also those areas outside of the construction area into which the effects of the project may extend. We identified the action area for the project as the area where construction activities will occur as well as adjacent areas within the protected area. The action area does not extend further out into Guemes Channel because effects on water quality and sedimentation are not anticipated and because potential effects to water quality or noise due to pile driving and installation are addressed through the Army Corps of Engineers Programmatic Biological Evaluation for Piling Replacement.

Protected Area

According to the Bi-Op (NMFS 2008), the “Protected Area” is defined as the 100-year flood zone and the Riparian Buffer Zone (RBZ) to the extent that it occurs adjacent to the Special Flood Hazard Area (SFHA). The RBZ is defined as 250 feet from the OHWM of marine shorelines. The Protected Area consisting of the SFHA and the RBZ is illustrated on Figure 2.

Species List

The following ESA-listed aquatic species could occur in Puget Sound near the project site:

ESA-listed Species	ESA Status	Critical Habitat
Puget Sound ESU Chinook Salmon (<i>Oncorhynchus tshawytscha</i>)	Threatened (NMFS)	Yes
Puget Sound ESU steelhead (<i>Oncorhynchus mykiss</i>)	Threatened (NMFS)	Not within project footprint, but is present in adjacent Guemes channel
Southern Resident killer whale (<i>Orcinus orca</i>)	Endangered (NMFS)	Not within project footprint, but is present in adjacent Guemes channel

Puget Sound Chinook Salmon

The Puget Sound evolutionarily significant unit (ESU) of Chinook salmon was designated as threatened under ESA on May 24, 1999. Similar to other Pacific salmon, Chinook salmon reproduce in fresh water, but most of their growth occurs in marine waters. Chinook salmon prefer to spawn and rear in the mainstem of rivers and larger streams (Williams et al. 1975; Healey 1991). When juvenile Chinook leave their natal streams and are generally found in Puget Sound between March and June, they tend to stay relatively close to shore and use woody debris and other nearshore habitat features for refuge. Both adults and juveniles of this species are expected to be present at certain times of year in the project area. Designated critical habitat for Chinook salmon includes near-shore marine areas of the Puget Sound (from the line of extreme high tide out to a depth of 30 meters) and the Lower Skagit River Subbasin (70 FR 52630). Designated critical habitat is within the project area.

Puget Sound Steelhead

The Puget Sound distinct population segment (DPS) of steelhead trout was designated as threatened under ESA on May 7, 2007. Steelhead is the name commonly applied to the anadromous form of rainbow trout. The species exhibits perhaps the most complex suite of life-history traits of any of the Pacific salmon. Steelhead can be anadromous or freshwater residents, and in some circumstances yield offspring of the opposite life-history form. The anadromous form can spend up to 7 years in fresh water prior to smoltification, although 2 years is most common and then spend up to 4 years in saltwater prior to first spawning. Unlike the Pacific salmon species, steelhead are iteroparous (individuals can spawn more than once; Behnke 1992).

Proposed designated critical habitat (DCH) for Puget Sound steelhead includes freshwater and estuarine habitat in Puget Sound, Washington (81 FR 9252). The National Oceanic and Atmospheric Administration (NOAA) determined “...that steelhead move rapidly out of freshwater and into offshore marine areas, unlike Puget Sound Chinook and Hood Canal summer chum, making it difficult to identify specific foraging areas where the essential features are found. (81 FR 9252)” NOAA therefore determined “...that for Puget Sound steelhead it was not possible to identify specific areas in the nearshore zone in Puget Sound. (81 FR 9252).”

Southern Resident Killer Whale

Southern resident killer whales (SRKW) (*Orcinus orca*) were designated as “endangered” under ESA on November 18, 2005 (Federal Register Vol. 70, No. 222, pp. 69903–69912). Two sub-populations of killer whales are found in Puget Sound: “residents” and “transients.” These two groups of killer whales have different behavior and movement patterns, but both can be found seasonally in Puget Sound. Transient killer whales travel in smaller groups (called “pods”) and hunt other marine mammals for food. SRKW spend more time in Puget Sound, travel in larger pods and eat mostly fish (Krahn et al. 2004). The Puget Sound southern residents consists of three social groups, identified as the J, K and L pods, and are most often seen in Puget Sound from late fall through the winter (Wiles 2004). Designated critical habitat of southern resident Puget Sound DPS killer whale includes the summer core area in Haro Strait and waters around the San Juan Islands, Puget Sound, and the Strait of Juan de Fuca, which comprise approximately 2,560 square miles of marine habitat (71 FR 69054-69070).

Primary Constituent Elements (PCEs) of Marine Habitat

Critical habitat has been designated for Chinook within the action area with Primary Constituent Elements (PCEs) of habitat identified for this species. These PCEs can also be used to evaluate the presence of *suitable* habitat for the remaining species where critical habitat has not been defined (i.e. nearshore habitat for Steelhead). We address habitat suitability in the context of the marine PCEs identified by NMFS for Chinook salmon and steelhead. There is no freshwater habitat within the action area.

Relevant PCEs for Chinook salmon (70 FR 52630) and steelhead (81 FR 9252) include:

1. Estuarine areas free of obstruction with water quality, water quantity and salinity conditions supporting juvenile and adult physiological transitions between fresh and saltwater; natural cover such as submerged and overhanging large wood, aquatic vegetation, large rocks and boulders, and side channels; and juvenile and adult forage, including aquatic invertebrates and fishes, supporting growth and maturation.

2. Near-shore marine areas free of obstruction with water quality and quantity conditions and forage, including aquatic invertebrates and fishes, supporting growth and maturation; and natural cover such as submerged and overhanging large wood, aquatic vegetation, large rocks and boulders, and side channels.
3. Offshore marine areas with water quality and conditions and forage, including aquatic invertebrates and fishes, supporting growth and maturation.

The SRKW occurs in Puget Sound and may occur near the project area. DCH for the Southern Resident killer whale is limited to all waters, within the Puget Sound (excluding Hood Canal), Strait of Juan de Fuca and Summer Core Areas, relative to a contiguous shoreline delimited by the line at a depth of 20 feet (6.1 meters) relative to extreme high water (71 FR 69054). PCEs for southern resident killer whales include:

1. Water quality to support growth and development.
2. Prey species of sufficient quantity, quality and availability to support individual growth, reproduction, and development as well as overall population growth.
3. Passage conditions to allow for migration, resting, and foraging.

Puget Sound/Guemes Channel near the project area can be qualified as providing PCEs 1, 2 and 3 for killer whales. However, all work and structures will be placed in marine waters between -10.8 mean lower low water (MLLW) and the upper shoreline above mean higher high water (MHHW) and therefore no impact to killer whale critical habitat is expected.

Baseline Habitat Conditions

The project site, consisting of a boat ramp and dock, is located on the shoreline at the northeast corner of Washington Park located on the northwest corner of Fidalgo Island. This 220-acre city park consists of forested habitat and open meadows. Dense residential development is located within approximately 800 feet of the project site.

The cement boat ramp and dock begin above the OHWM adjacent to a flat, low lying area, that is characterized by open grassy fields and grass, gravel and paved parking lots. There are scattered Douglas fir (*Pseudotsuga menziesii*) and western red cedar (*Thuja plicata*) trees within the grassy areas of the Protected Area. The beach adjacent to the dock and boat launch is mixed sand and gravel with driftwood along the upper beach. Areas south and west of the site are densely forested, while areas to the east of the site are residential development.

The beach adjacent to the dock and boat launch is mapped by Washington Department of Fish and Wildlife (WDFW) Priority Habitat Species (PHS) Mapper as a surf smelt (*Hypomesus pretiosus*) spawning beach (WDFW 2019a). Pinto abalone (*Haliotis kamtschatkana*) and red sea urchin (*Strongylocentrotus franciscanus*) are depicted by the WDFW's PHS Mapper as present within the Guemes Channel adjacent to the project site (WDFW 2019a). The PHS mapper does not indicate any priority terrestrial species within the project vicinity but does depict a biodiversity area adjacent to the project site within Washington Park. The Washington State Coastal Atlas depicts patchy eelgrass and kelp along the shoreline within the project area (Washington State Department of Ecology [Ecology] 2019a). From review of aerial photographs, eelgrass beds appear to be more than 25 feet away from the dock and boat launch. See Appendix A for WDFW's PHS report and coastal atlas figures.

IMPACT ASSESSMENT

There are several factors evaluated as part of the floodplain habitat assessment and the relationship between these specific items and the proposed project are described in detail below.

Water Quality

There are no known water quality issues within the Guemes Channel at the project site according to the Washington State Water Quality Atlas (Ecology 2019b). There is the potential for short-term impacts to water quality from construction activities (barge movement, upland equipment staging), but these effects are considered *insignificant* as a result of BMPs planned for construction. Potential impacts due to the pile removal and installation will be avoided using applicable BMPs and conservation measures per the Army Corps of Engineers Programmatic Biological Evaluation for Piling Replacement. Therefore, the measurable impact on marine PCEs to ESA-listed species is *discountable*.

Vegetation will not be removed, there will no new impervious surfaces, and no increase in pollution-generating activities is anticipated; therefore, there are no known potential long-term impacts to water quality.

Flood Storage Capacity and Related Impacts

The project does not increase impervious surfaces, impact riparian vegetation, or add any net new structures or fill that could affect flood conveyance and/or storage. Temporary storage of construction vehicles and equipment will be restricted to existing paved or grass parking lots and do not represent a change in use of the floodplain area which is used for parking by the public. As a result, the potential for an impact to ESA-listed fish in the Guemes Channel floodplain related to flood storage and conveyance as a result of project activities is *discountable*.

Marine and Riparian Vegetation

No marine riparian vegetation will be removed during construction. Vehicles and stored equipment will be restricted to the nearby paved or grass parking lots. Construction equipment will be operated from a barge or on the existing concrete boat ramp. No impacts to eelgrass are anticipated. No fill will be placed in or along the shoreline. Barges will not be used within 25 feet of and material will not be placed in or on vegetated shallows or other special aquatic sites (per the Programmatic Endangered Species Act Consultation Piling Replacement List of Requirements). The potential for an impact to ESA-listed fish in the Guemes Channel floodplain related to marine or riparian vegetation impacts as a result of project activities is *discountable*.

Habitat Forming Processes and Refuge from Higher Velocity Floodwater

Washington Park does not contain stream channels/tributaries, side-channels or oxbows that could provide valuable refugia for fish during flood events. The project area consists of a small, paved parking lot and open grassy areas that gently slope away from the shoreline. The project will occur within the existing dock footprint and will not change shoreline drift cell dynamics in the area. The new floats will allow for partial light transmission (60 percent open area) creating increased light levels under and adjacent to the floats and resulting in increased primary production in the nearshore environment. There is the potential for an increase in eelgrass or kelp habitat for the last 20 feet of the floats (waterward end) where there is native sediment instead of a concrete boat ramp under the floats as well as in areas adjacent to the floats, and a subsequent increase in sedimentation rates at the site. Our assessment has therefore concluded that

construction associated with the dock improvements will have a net *beneficial* effect on habitat forming processes related to ESA-listed species.

Nearshore Rearing and Migration Habitat

Eelgrass meadows are important because they provide food and shelter for a variety of species including juvenile salmonids (Padilla Bay National Estuarine Research Reserve [NERR] 2008). Migrating juvenile salmon spend varying lengths of time in estuaries and eelgrass beds before moving to the North Pacific. In addition, once juvenile salmon migrate out of rivers and into estuaries, they spend time in brackish water searching out areas of appropriate salinity as they adapt to the marine environment. They use the nearshore and shallow areas to obtain food before they venture to deeper water. While there is no spawning habitat within the Guemes Channel, adult and juvenile salmonids migrate and rear throughout the Puget Sound and the Strait of Georgia which are adjacent to the Guemes Channel (WDFW 2019a).

No negative impacts to eelgrass are anticipated as a result of project construction. No fill will be placed in or along the shoreline. Existing eelgrass beds are greater than 25 feet from where pilings will be installed and from where barges will be used and material will not be placed in or on vegetated shallows or other special aquatic sites (per the Programmatic Endangered Species Act Consultation Piling Replacement List of Requirements). All construction equipment will be operated from a barge or the existing concrete boat ramp and will not impact nearshore habitat. The new floats will allow for increased light levels underneath them resulting in potential increased primary production in the nearshore environment.

Suitable near-shore marine areas for rearing and migration is a significant habitat feature and a marine PCE for ESA-listed salmonid species. As described in the section above, the existing piles and floats appear to be more than 25 feet from existing eelgrass beds and the new floats will allow increased light penetration. Our assessment has therefore concluded that construction associated with the dock improvements will have a net *beneficial* effect on nearshore habitat for ESA-listed species.

Indirect Impacts

The project is not anticipated to change usage of the boat launch and dock. The semi-transparent floats will feature open decking which will support marine flora and fauna. Our assessment has therefore concluded that construction and development associated with the dock improvements will have a net *beneficial* effect on ESA-listed species.

EFFECT DETERMINATIONS

Based on the project effects presented in the preceding section, we have proposed the following effect determinations for each species that may occur in the action area. Effect determinations take into account all of the possible project effects; these are summarized in the following table and discussed below.

Common Name	Federal Status	Effect Determination for Species
Southern Resident Killer Whale	Endangered	NLTAA
Puget Sound Chinook Salmon	Threatened	NLTAA
Puget Sound Steelhead	Threatened	NLTAA

Notes:

NLTAA = Not Likely to Adversely Affect

Effect determinations for SRKW, Chinook and Steelhead are based on similar premises and analyses, and are, therefore, presented together below.

The project **may affect** southern resident killer whale, steelhead and Chinook salmon because:

1. The Guemes Channel contain habitat that is suitable for these species, including marine PCEs to some extent. This area has also been identified specifically as critical habitat for Chinook and areas nearby (with water depths greater than 20 feet) have been identified as critical habitat for SRKW.
2. The project site is within the mapped 100-year floodplain and riparian buffer zone for the Guemes Channel.

The project is **not likely to adversely affect** SRKW, steelhead and Chinook salmon because:

1. The project does not expand the footprint of the existing dock and boat ramp. No aquatic or riparian habitat will be altered and relevant BMPs and conservation measures will be used to avoid impacts during construction. The new semi-transparent floats represent a *beneficial* impact due to increased light levels and subsequent near shore primary production. As a result, project-related impacts to the floodplain habitat are considered *discountable*.
2. There will be no increase in impervious surface or vegetation removal associated with the project and the project is not expected to have any impact on flood flow levels or velocity or water conveyance and storage.
3. The project is not anticipated to generate a change in use of the area. As a result, project-related impacts to the floodplain habitat are considered *discountable*.

SUMMARY AND CONCLUSIONS

Anacortes Parks is proposing the following improvements to the Washington Park boat launch: replacing three steel piles and five dock floats. These improvements are currently mapped by FEMA within the 100-year floodplain, Zone VE. The action area for the project was defined as the SFHA in the vicinity of the project and the RBZ. The action area does not extend further out into the Guemes Channel because effects on water quality and sedimentation are not anticipated and because potential effects to water quality or noise due to pile delivery, driving and installation are addressed through the Army Corps of Engineers Programmatic Biological Evaluation for Piling Replacement. The following ESA-listed fish species may occur within the action area: SRKW, Puget Sound Chinook salmon, and Puget Sound steelhead.

The project will not have direct impacts on habitat that could be occupied by listed species associated with the Guemes Channel. The only potential impacts that have been identified would result from the installation of new piles and semi-transparent dock floats. However, these effects are considered beneficial because the new floats will allow increased light levels into the nearshore environment adjacent to and underneath the existing dock. The following effect determinations are therefore proposed for all three species: **may affect, not likely to adversely affect**.

REFERENCES

- 70 FR 37160-37204. 2005. 50 CFR Parts 223 and 224. Endangered and Threatened Species: Final Listing Determinations for 16 ESUs of West Coast Salmon, and Final 4(d) Protective Regulations for Threatened Salmonid ESUs. National Marine Fisheries Service. Federal Register, Vol. 70, No. 123. June 28, 2005.
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- 81 FR 9251-9325. 2016. 50 CFR Part 223 and 226. Endangered and Threatened Species; Designation of Critical Habitat for Lower Columbia River Coho Salmon and Puget Sound Steelhead; Proposed Rule. Federal Register, Vol. 81, No. 36.
- Behnke, R.J. 1992. Native Trout of Western North America. American Fisheries Society Monograph 6. Bethesda, Maryland.
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- Healey, M.C. 1991. Life History of Chinook Salmon (*Oncorhynchus tshawytscha*). C. Groot and L. Margolis, editors. Pacific Salmon Life Histories. UBC Press, Vancouver, BC, Canada.
- Krahn, M.M., and 10 co-authors 2004. 2004 Status Review of Southern Resident Killer Whales Under the Endangered Species Act. NOAA Tech Memo. NMFS NWFSC-62.
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- Padilla Bay NERR. 2008. Padilla Bay National Estuarine Research Reserve Management Plan. Padilla Bay National Estuarine Research Reserve, Mount Vernon, Washington
- US Army Corps of Engineers Seattle District, 2017. Programmatic Endangered Species Act Consultation: Piling Replacement List of Requirements. Located at:
https://www.nws.usace.army.mil/Portals/27/docs/regulatory2/ESA/PhaseI_Lists/List%20of%20Requirements%20for%20Piling%20Replacement%205-3-17.pdf?ver=2017-05-16-110859-837
- Washington State Department of Ecology (Ecology). 2019a. Coastal Atlas Mapper. Available at:
<https://fortress.wa.gov/ecy/coastalatlas/tools/Map.aspx>



Washington State Department of Ecology (Ecology). 2019b. Water Quality Atlas. Available at:

<https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>

Washington Department of Fish and Wildlife, 2019a. Priority Habitats and Species Mapper. Available at:

<http://apps.wdfw.wa.gov/phsontheweb/>

Washington Department of Fish and Wildlife. 2019b. Forage Fish Spawning Map. Available at:

<https://www.arcgis.com/home/webmap/viewer.html?webmap=19b8f74e2d41470cbd80b1af8dedd6b3>

Wiles 2004. Washington State Status Report for the Killer Whale. Washington Department of Fish and Wildlife, Olympia, Washington.

Williams, R.W., R.M. Laramie, and J.J. Ames 1975. A Catalog of Washington Streams and Salmon Utilization. Volume 1. Puget Sound Region. Washington State Department of Fisheries, Olympia, Washington.

We appreciate the opportunity to provide services to you on this project. Please contact us if you have any questions concerning the information provided in this letter.

Sincerely,
GeoEngineers, Inc.,



Lydia R. Baldwin, MS
Biologist



Fiona M. McNair, MS, PWS
Senior Biologist and Wetland Scientist



Joe O. Callaghan, MS, PWS
Principal Biologist

LRB:FMM:JOC:tlm:tlm

Attachments:

Figure 1. Vicinity Map

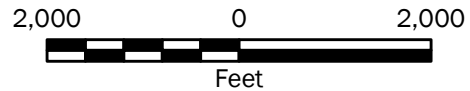
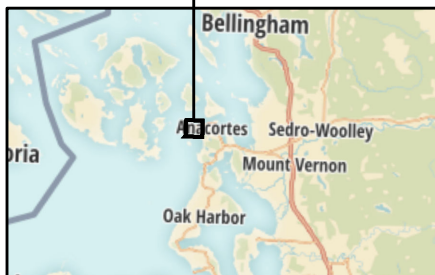
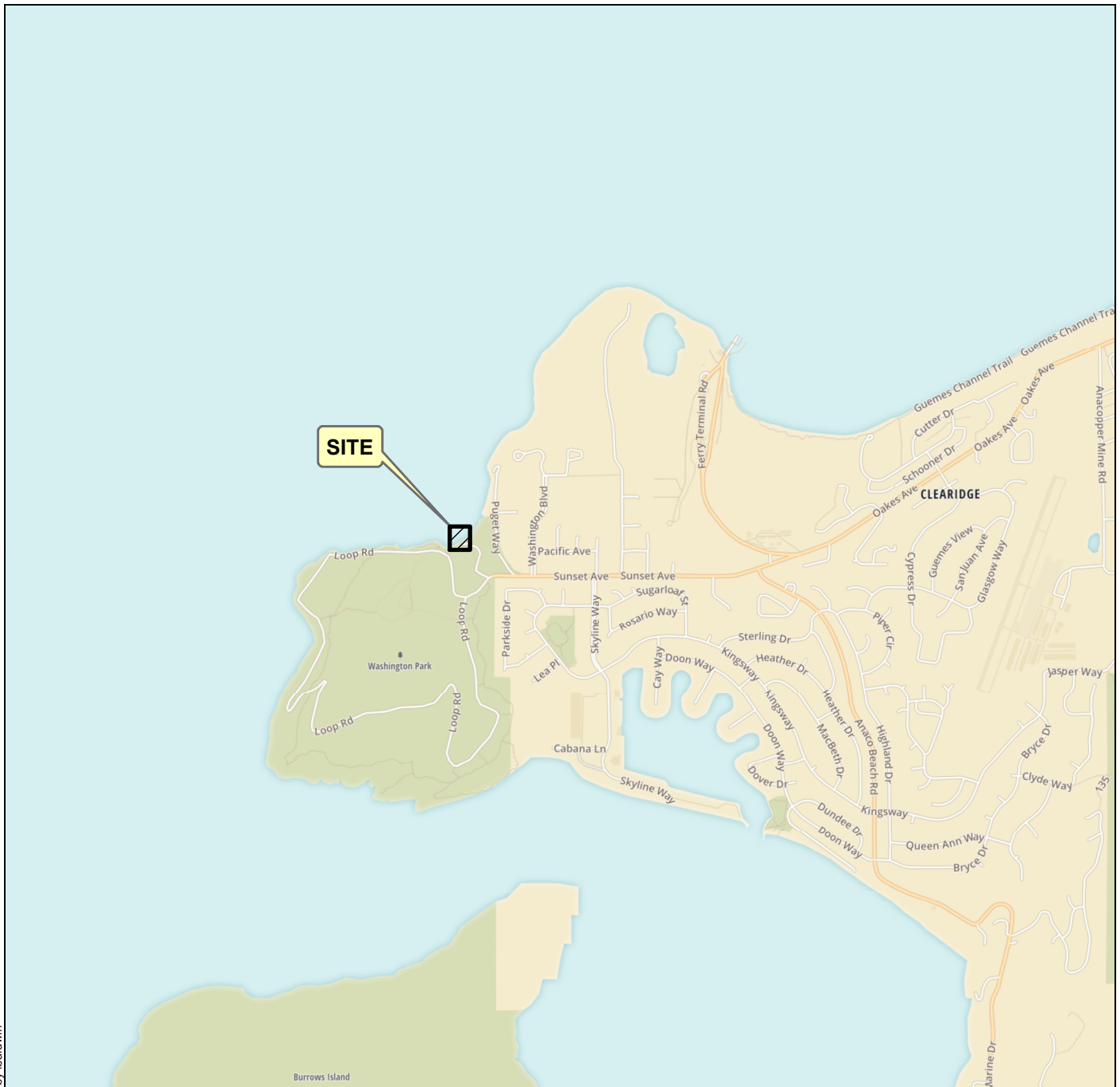
Figure 2. Action Area

Appendix A. Background Maps

Disclaimer: Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record



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Vicinity Map

Washington Park Dock Pile and Float Repair
Anacortes, Washington



Figure 1

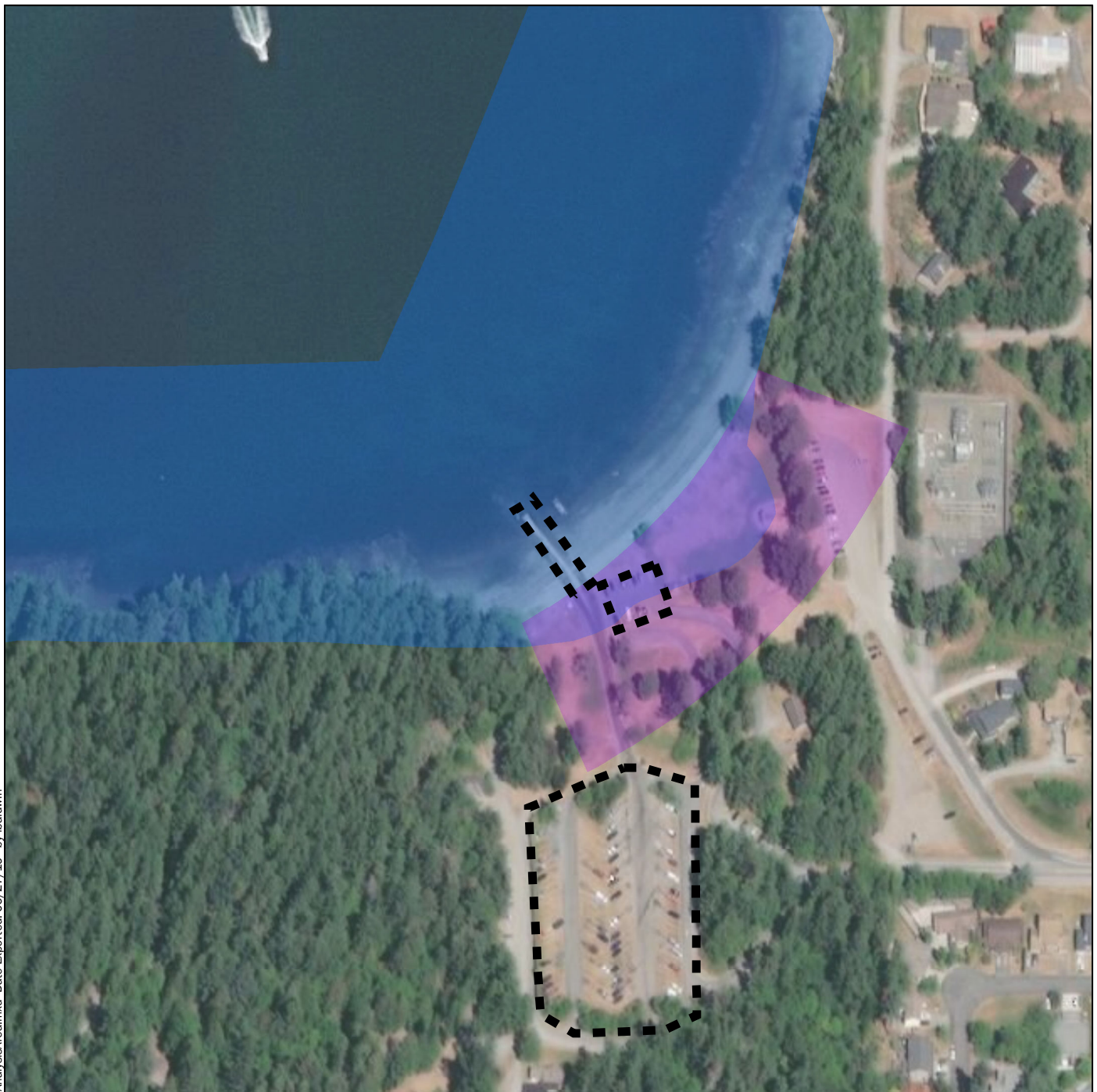
Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Mapbox Open Street Map, 2016

Projection: NAD 1983 UTM Zone 10N

\\geoengineers.com\WANA\Projects\0382038\GIS\MapX\0038203800_F02_AnalysisArea.mxd Date Exported: 06/27/19 by lbaldwin



Legend

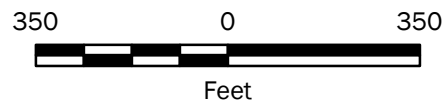
-  Flood Hazard Zone
-  Riparian Buffer Zone
-  Project Area

Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source:

Projection: WGS 1984 Web Mercator Auxiliary Sphere



Action Area

Washington Park Dock Pile and Float Repair Project
Anacortes, Washington

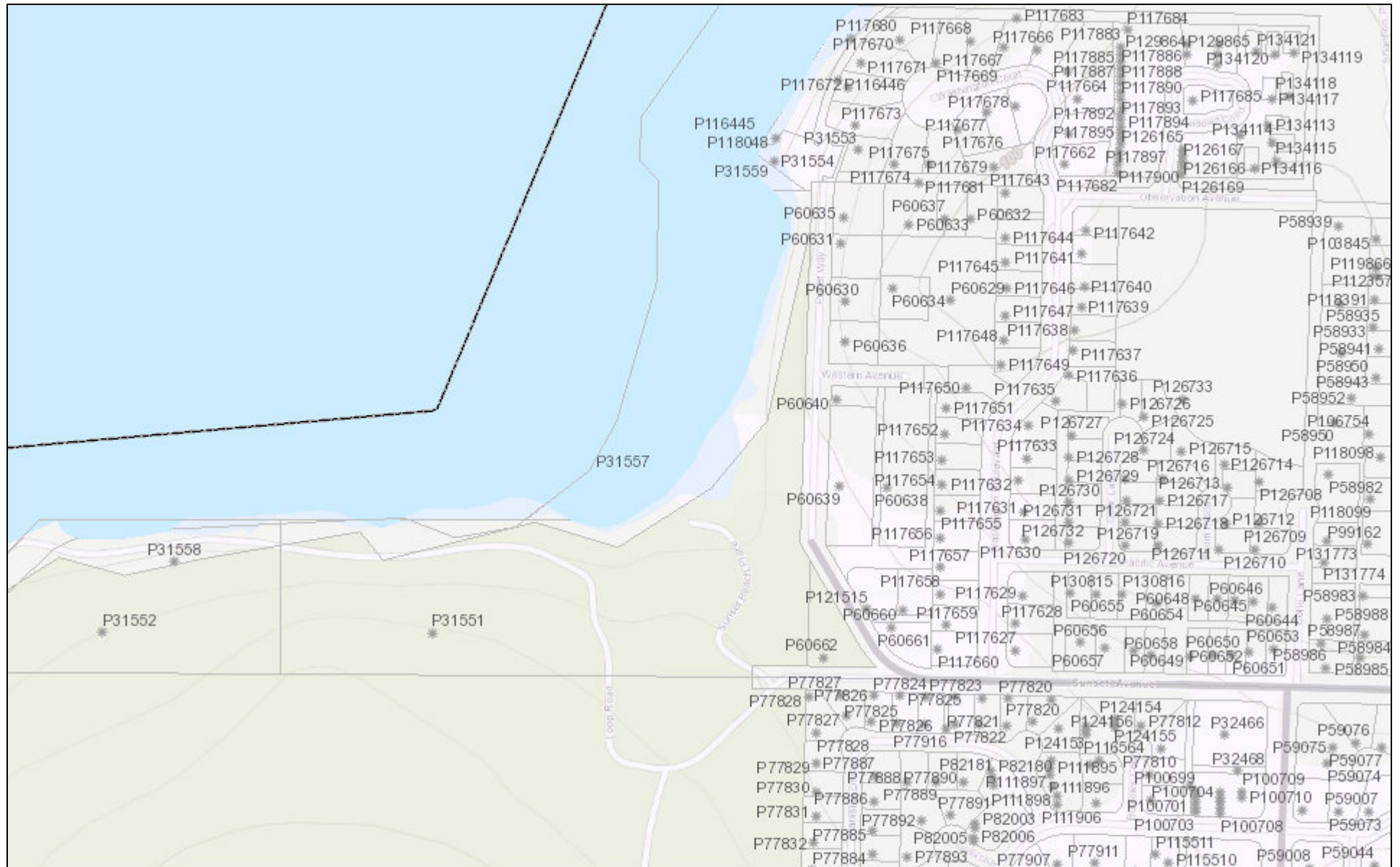


Figure 2

APPENDIX A

Background Maps

Comprehensive Plan and Zoning



June 21, 2019

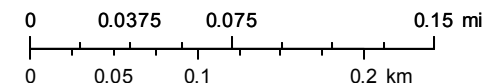
Legend

- Tax Parcels
 County Boundary
 Incorporated Areas
 Airport Environs Overlay (AEO)

UGA Areas
 Water
Tax Parcel Numbers
 Dirt Accounts

Senior Citizen Accounts
 Mobile Home Only Accounts
 Building Only Accounts
 Guemes Island Overlay

1:4,514



Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.

National Flood Hazard Layer FIRMette



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, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		20.2
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		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 **6/11/2019 at 5:35:24 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.

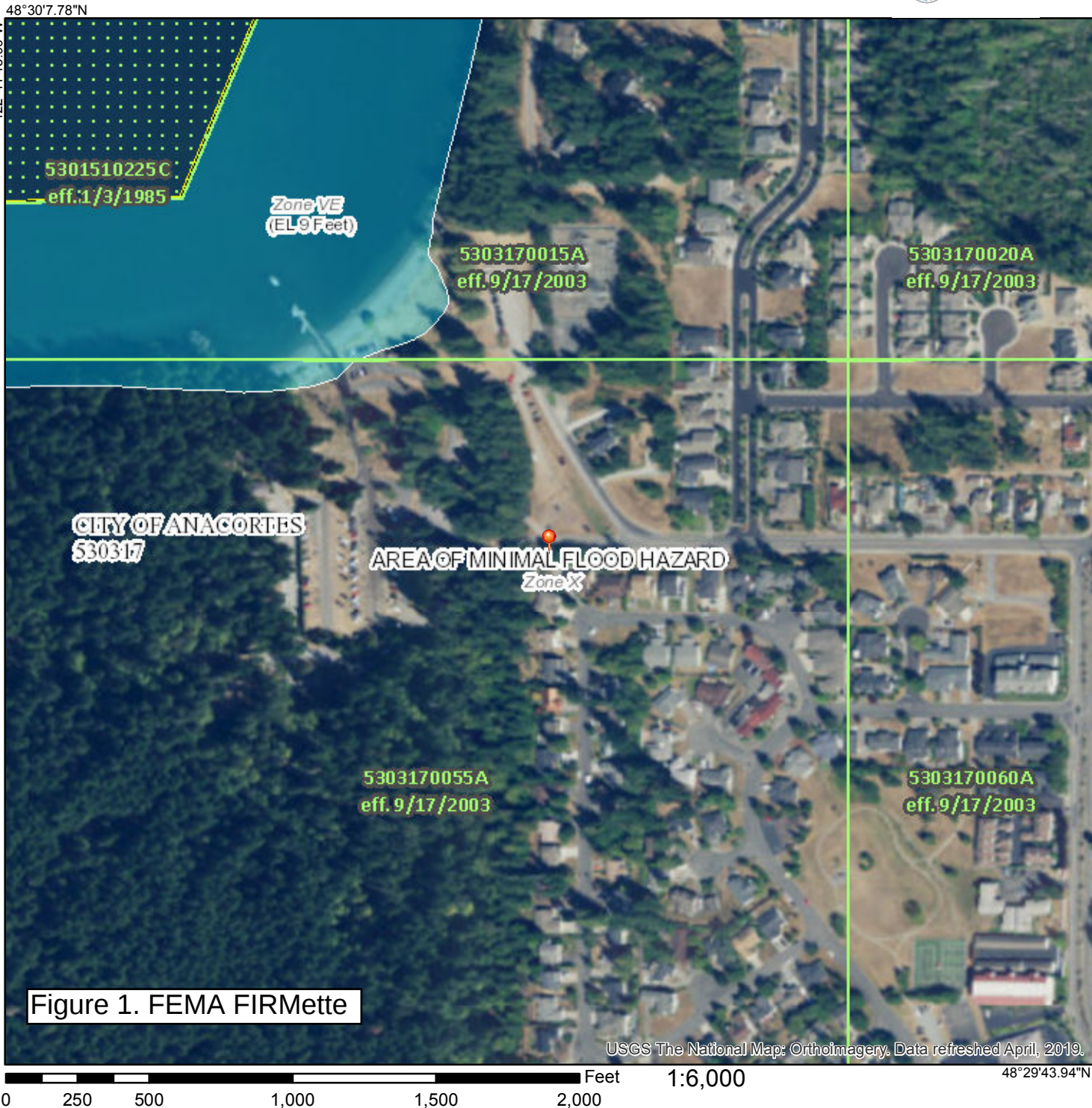
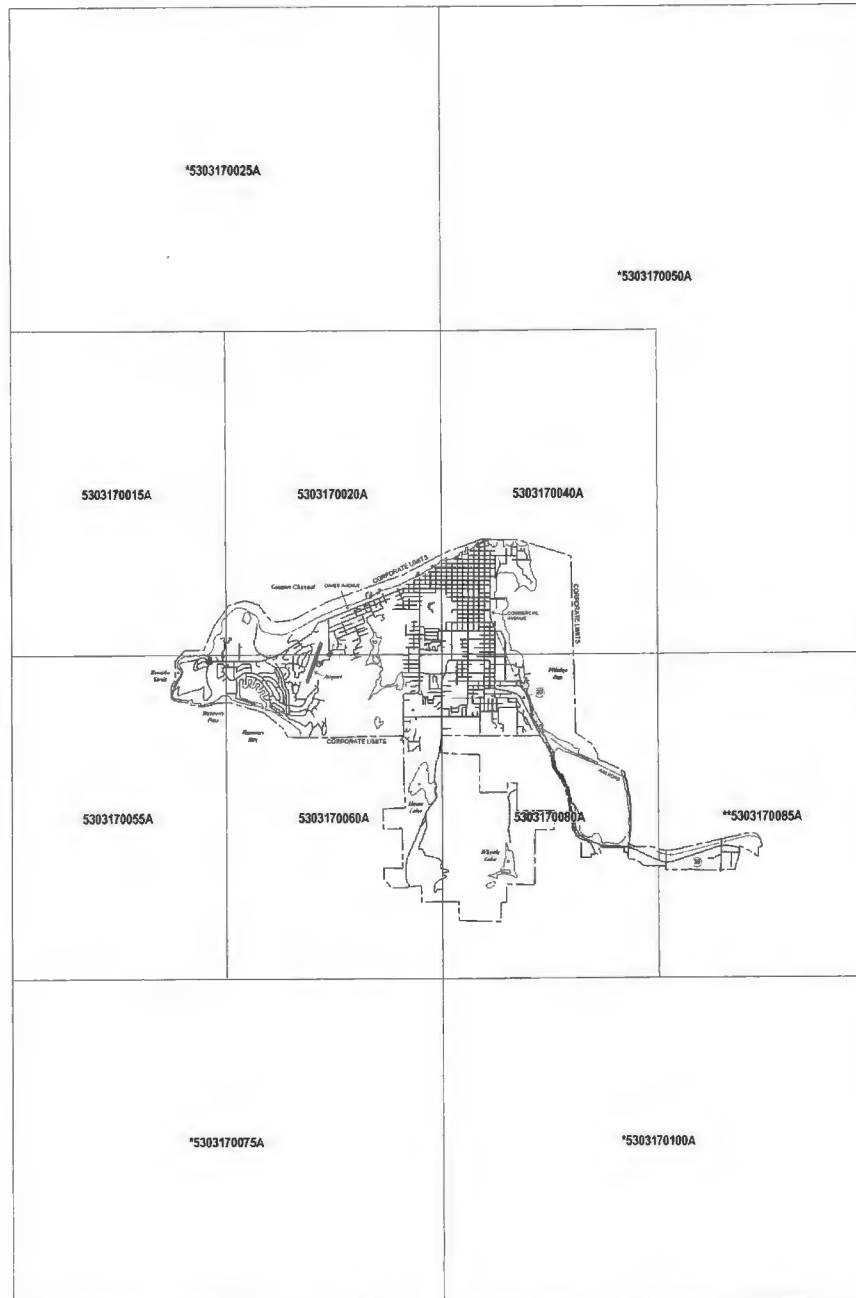


Figure 1. FEMA FIRMette



ELEVATION DATUM

Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1929. These flood elevations must be compared to structure and ground elevations referenced to the same datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, contact the National Geodetic Survey at the following address:

Special Reference System Division
National Geodetic Survey, NOAA
Silver Spring, Maine Center
1315 East West Highway
Silver Spring, Maryland 20910
(301) 713-3191

BASE MAP SOURCE

Base map information shown on this FIRM was provided in digital format by the City of Anacortes, Washington.

MAP DEPOSITORY

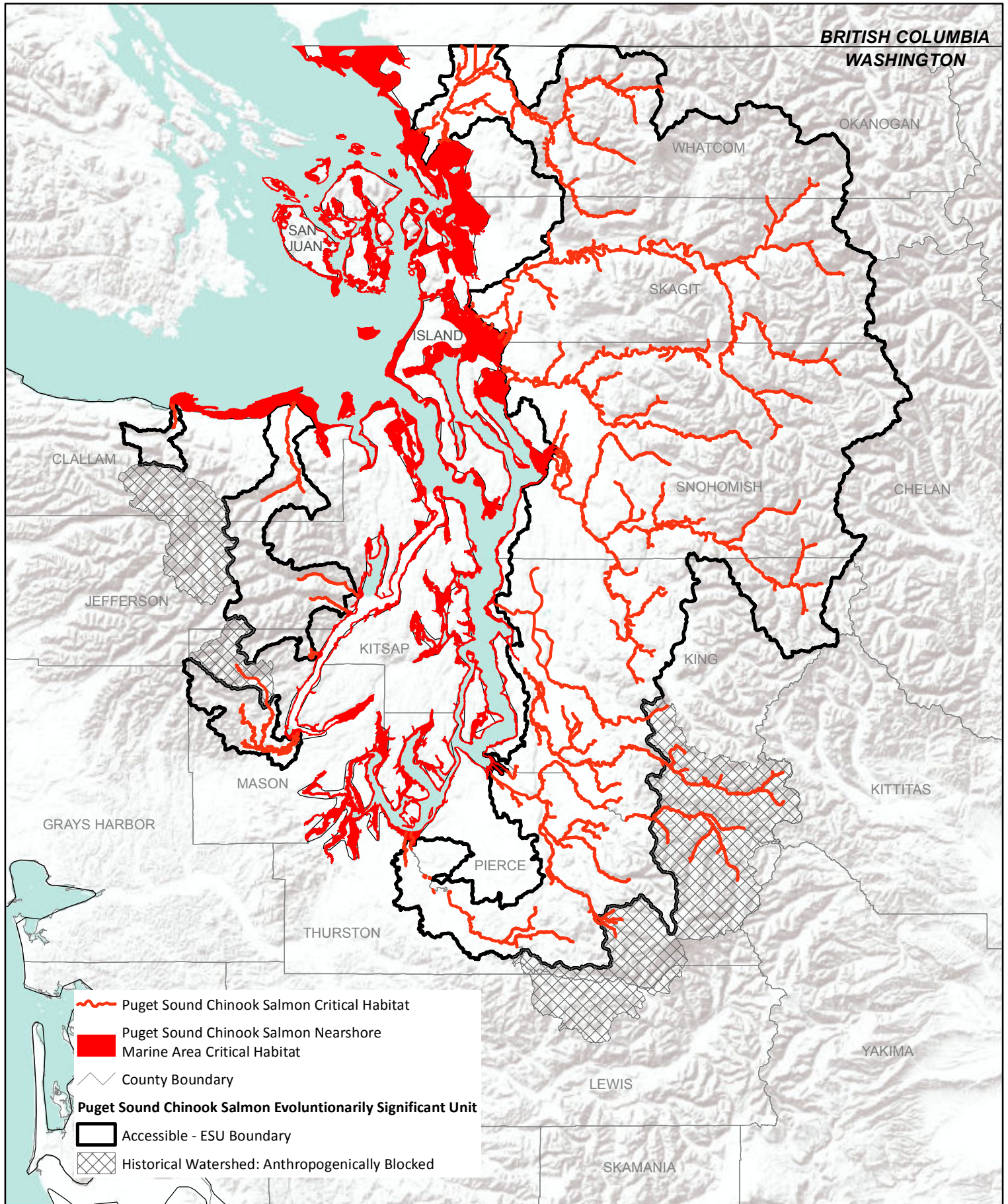
(Maps available for reference only; not for distribution)

City of Anacortes
City Hall
904 8th Street
Anacortes, WA 98221



NATIONAL COASTAL DEFENSE PROGRAM	MAP INDEX
	FIRM FLOOD INSURANCE RATE MAP CITY OF ANACORTES, WASHINGTON SKAGIT COUNTY
	MAP INDEX PANELS PRINTED: 15,20,40,55,60,80
	MAP NUMBER 530317IND0A EFFECTIVE DATE SEPTEMBER 17, 2003 Federal Emergency Management Agency

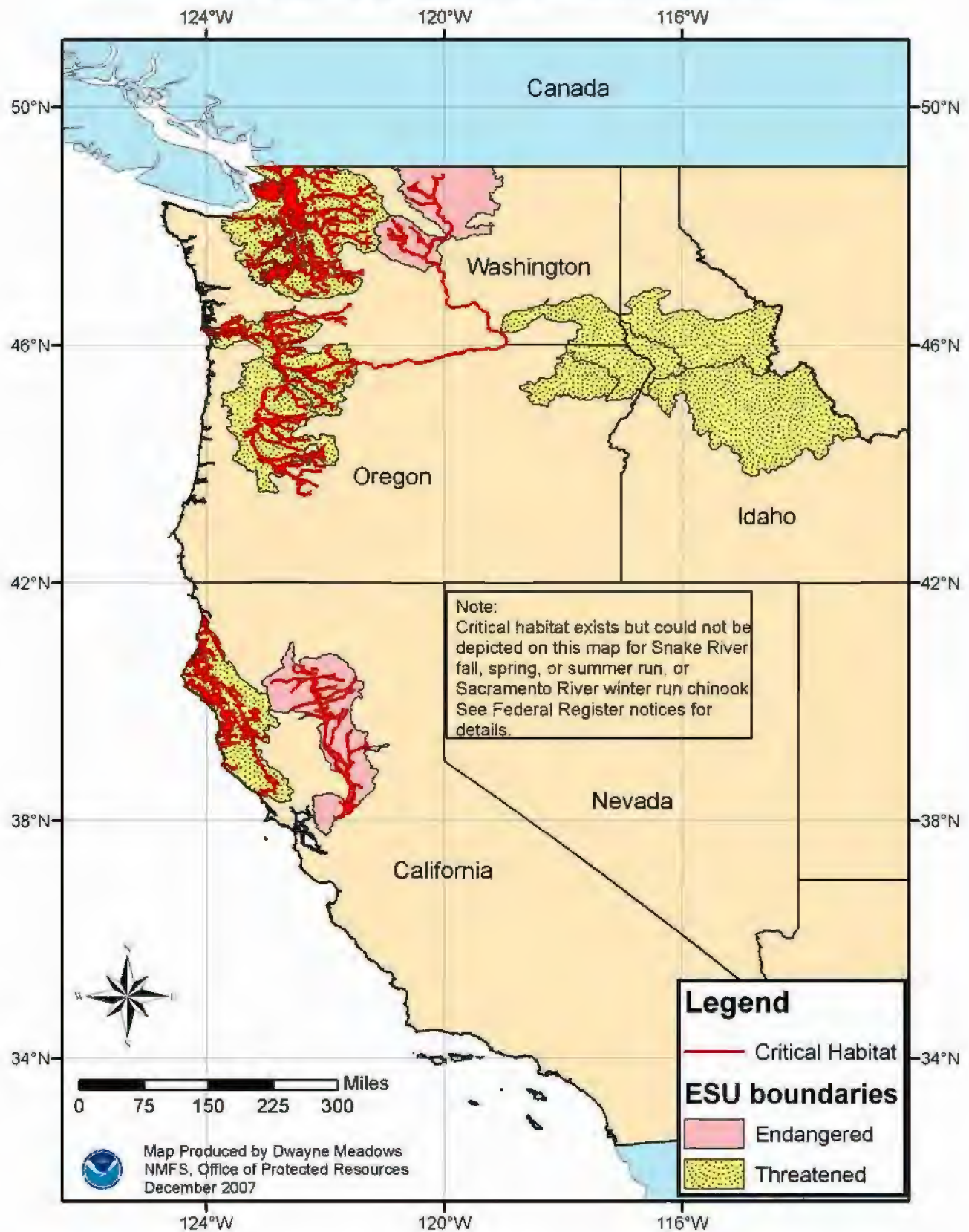
*PANEL NOT PRINTED - OUTSIDE STUDY AREA
**PANEL NOT PRINTED - ALL IN ZONE A



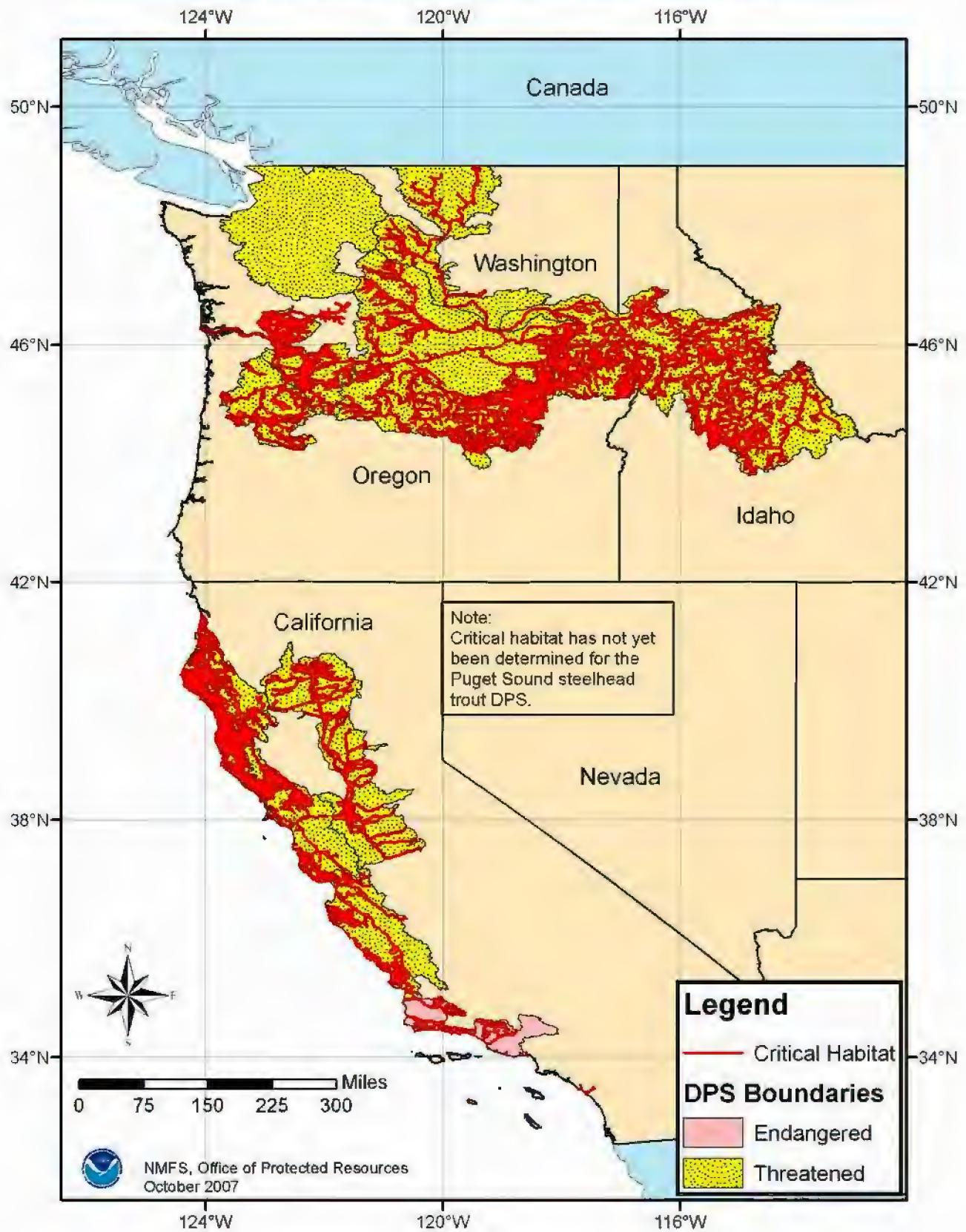
See Federal Register Notice for detailed description of critical habitat (70 FR 52630)

DOC-NOAA Fisheries-West Coast Region

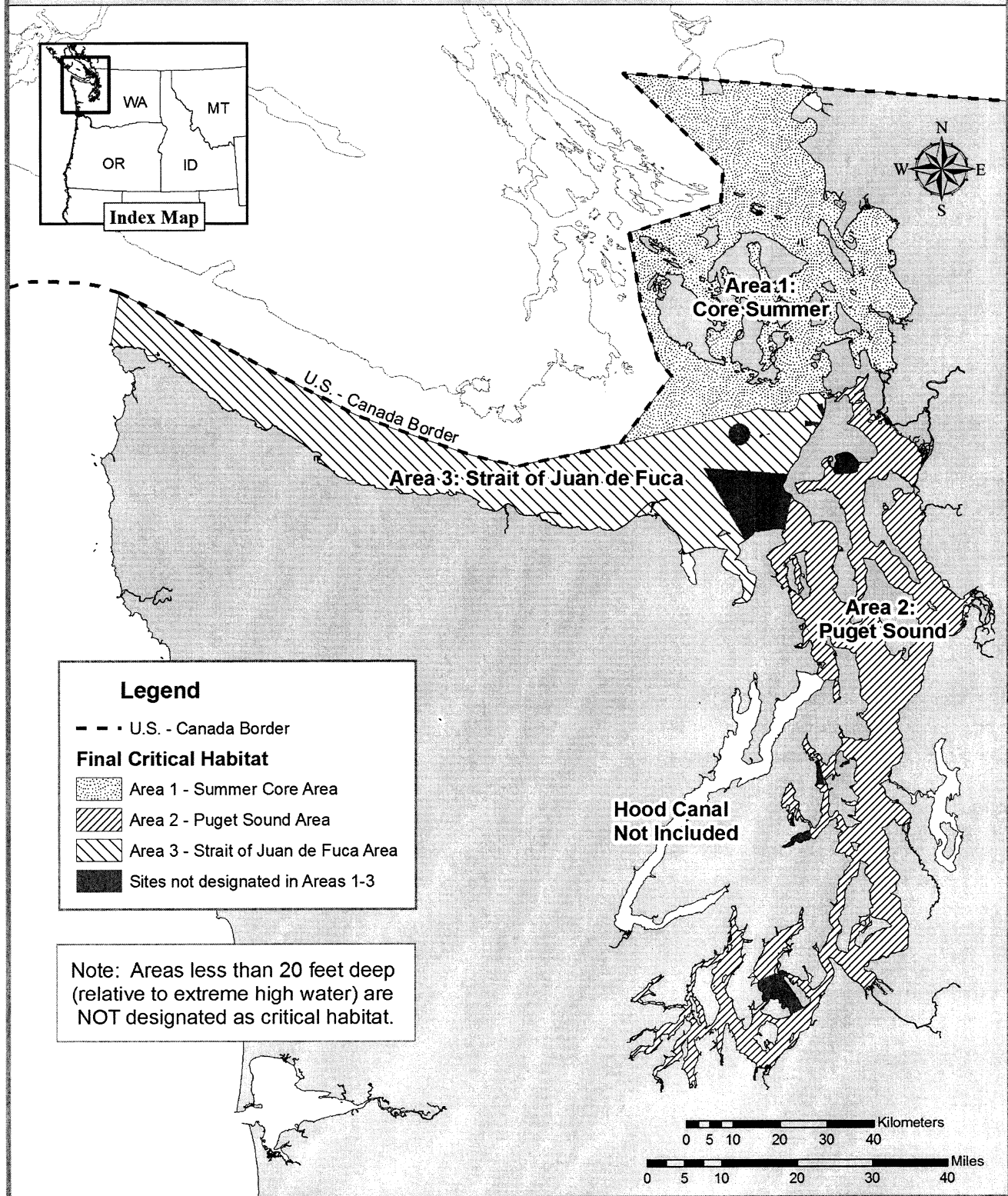
Chinook Salmon Critical Habitat



Steelhead Trout Critical Habitat



Final Critical Habitat for Southern Resident Killer Whales





WASHINGTON DEPARTMENT OF FISH AND WILDLIFE

PRIORITY HABITATS AND SPECIES REPORT

SOURCE DATASET: PHSPublic
REPORT DATE: 05/22/2019 1.06

Query ID: P190522130547

Common Name	Site Name	Priority Area	Accuracy	Federal Status	Sensitive Data	Source Entity
Scientific Name	Source Dataset	Occurrence Type		State Status	Resolution	Geometry Type
Notes	Source Record	More Information (URL)		PHS Listing Status		
Notes	Source Date	Mgmt Recommendations				
Biodiversity Areas And	WASHINGTON PARK	Terrestrial Habitat	1/4 mile (Quarter	N/A	N	WA Dept. of Fish and Wildlife
	PHSREGION	N/A		N/A	AS MAPPED	Polygons
	902782	http://wdfw.wa.gov/publications/pub.php?		PHS LISTED		
Pinto abalone	Shellfish_Summary	Presence	NA	N/A	Y	WDFW
Haliotis kamtschatkana		Presence		N/A	TOWNSHIP	Polygons
		http://wdfw.wa.gov/publications/pub.php?		PHS Listed		
Pinto abalone	Shellfish_Summary	Presence	NA	N/A	Y	WDFW
Haliotis kamtschatkana		Presence		N/A	TOWNSHIP	Polygons
		http://wdfw.wa.gov/publications/pub.php?		PHS Listed		
Pinto abalone	Shellfish_Summary	Presence	NA	N/A	Y	WDFW
Haliotis kamtschatkana		Presence		N/A	TOWNSHIP	Polygons
		http://wdfw.wa.gov/publications/pub.php?		PHS Listed		
Pinto abalone	Shellfish_Summary	Presence	NA	N/A	Y	WDFW
Haliotis kamtschatkana		Presence		N/A	TOWNSHIP	Polygons
		http://wdfw.wa.gov/publications/pub.php?		PHS Listed		
Red sea urchin	Not Given	Presence	NA	N/A	N	WDFW
Strongylocentrotus	Shellfish_Summary	Presence		N/A	AS MAPPED	Polygons
		http://wdfw.wa.gov/publications/pub.php?		PHS Listed		
Surf Smelt	Station Number: 16	Breeding Area	NA	N/A	N	WDFW
Hypomesus pretiosus	Forage_Fish_Survey	Breeding area		N/A	AS MAPPED	Lines
	1217					
	September 02, 2003			PHS Listed Species		

Common Name Scientific Name Notes	Site Name Source Dataset Source Record Source Date	Priority Area Occurrence Type More Information (URL) Mgmt Recommendations	Accuracy	Federal Status State Status PHS Listing Status	Sensitive Data Resolution	Source Entity Geometry Type
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 4 Forage_Fish_Survey 12494 September 21, 1994	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 15 Forage_Fish_Survey 1215 September 02, 2003	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 11 Forage_Fish_Survey 889 July 01, 2003	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Surf Smelt <i>Hypomesus pretiosus</i>	Station Number: 2 Forage_Fish_Survey 11678 August 14, 1995	Breeding Area Breeding area	NA	N/A N/A PHS Listed Species	N AS MAPPED	WDFW Lines
Yuma myotis <i>Myotis yumanensis</i>	WS_OccurPoint 144042 August 25, 2017	Breeding Area Biotic detection http://wdfw.wa.gov/publications/pub.php?	GPS	N/A N/A PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points

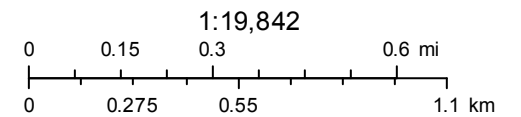
DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

WDFW Test Map

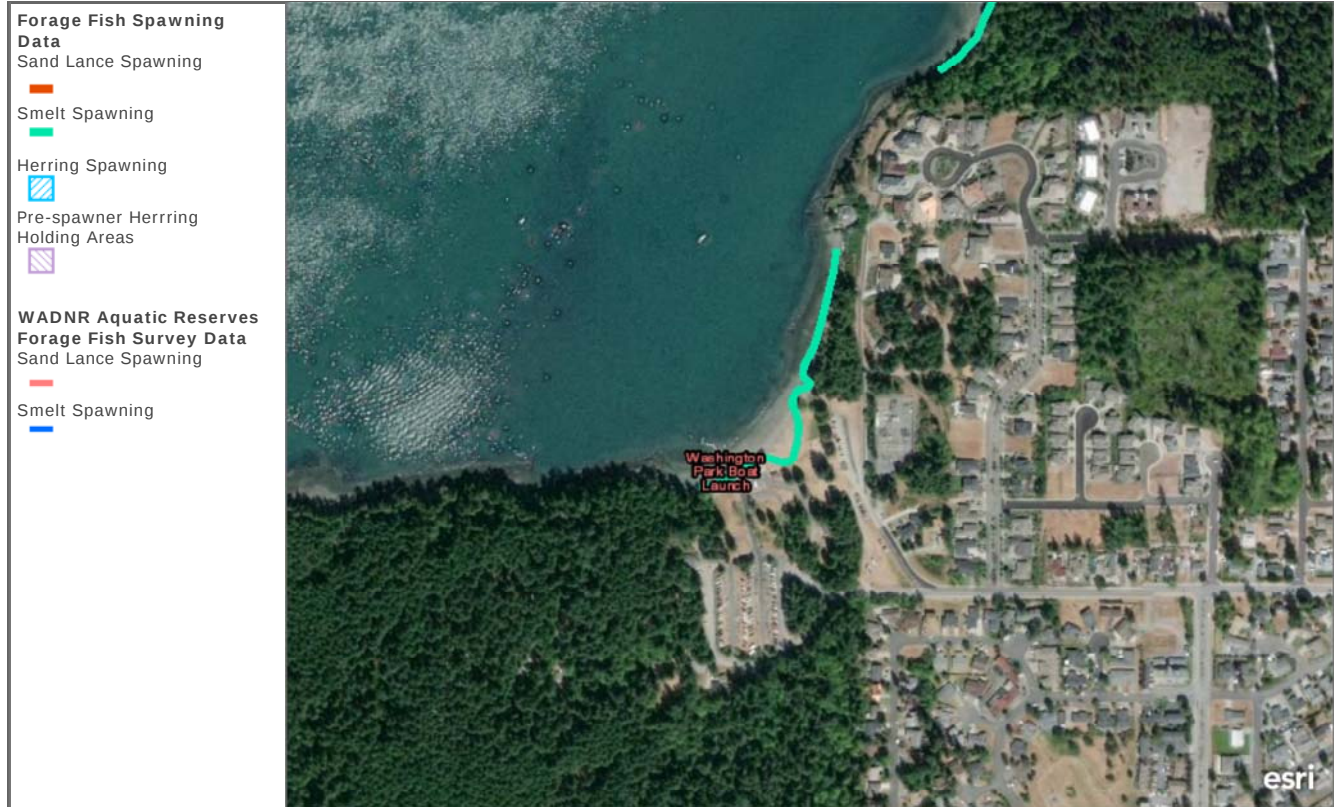


May 22, 2019

- | | | | | | |
|---|----------------------|---|---|---|----------|
|  | PHS Report Clip Area | POLY |  | QTR-TWP | |
|  | PT |  | AS MAPPED |  | TOWNSHIP |
|  | LN |  | SECTION | | |

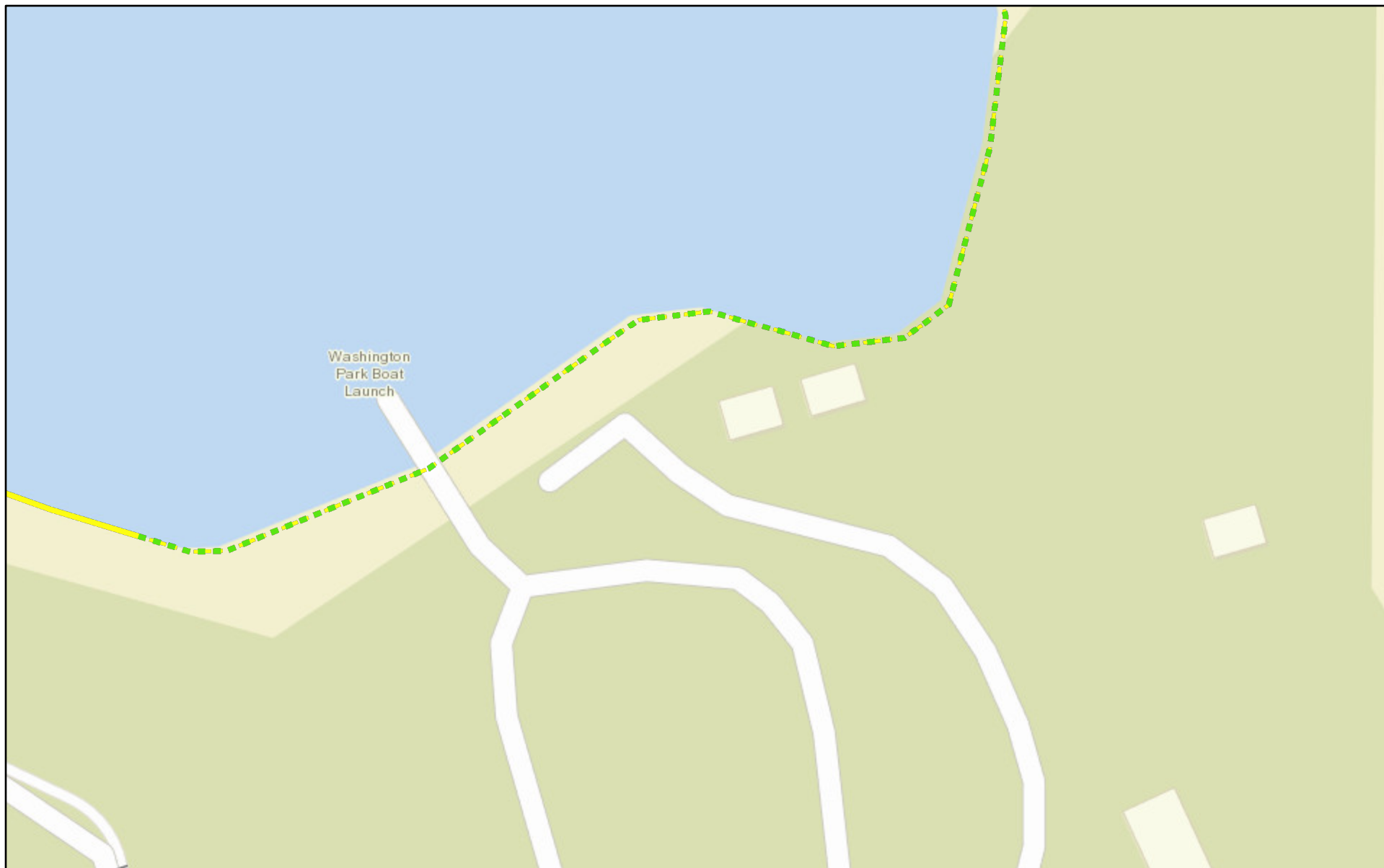


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

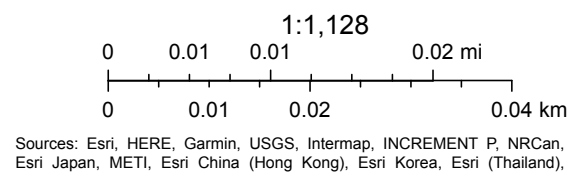
Forage Fish Spawning Map - Washington State

This map displays sand lance, smelt, herring spawning areas, herring pre-spawner holding areas, and the forage fish spawning survey beaches in Washington State.

USDA FSA, DigitalGlobe, GeoEye, CNES/Airbus DS | Washington Department of Natural Resources Aquatics Division | Washington Department of Fish and Wildlife | These data were collected by WDFW staff with contributions from the North Olympic Salmon Coalition and the Friends of the San Juans. | County of Skagit, Esri, HERE, Garmin, IPC, NRCan



May 22, 2019



CYPRESS
ISLAND

CITY OF ANACORTES

PARKS AND RECREATION DEPARTMENT

9 MAY 2019

1 INCH = 1 MILE

WASHINGTON PARK

BOAT LAUNCH

STORM DAMAGE REPAIR

GUERMES ISLAND

SW 1/4 SECTION 21 : T35N : R01E : W.M.

COORDINATES 48.500209 X -122.692546

ROSARIO
STRAIT

GUERMES CHANNEL

PROJECT LOCATION

STATE FERRY

FIDALGO
HEAD

BURROWS
ISLAND

BURROWS
BAY

ALLAN
ISLAND

FIDALGO ISLAND

CAP SANTE

FIDALGO
BAY

MARCH PT

20 SPUR

20

20

SIMILK
BAY



0 MILE 1
GRAPHIC SCALE

DECEPTION PASS

VICINITY MAP



CITY OF ANACORTES

PARKS AND RECREATION DEPARTMENT

9 MAY 2019

1 INCH = 1000 FEET

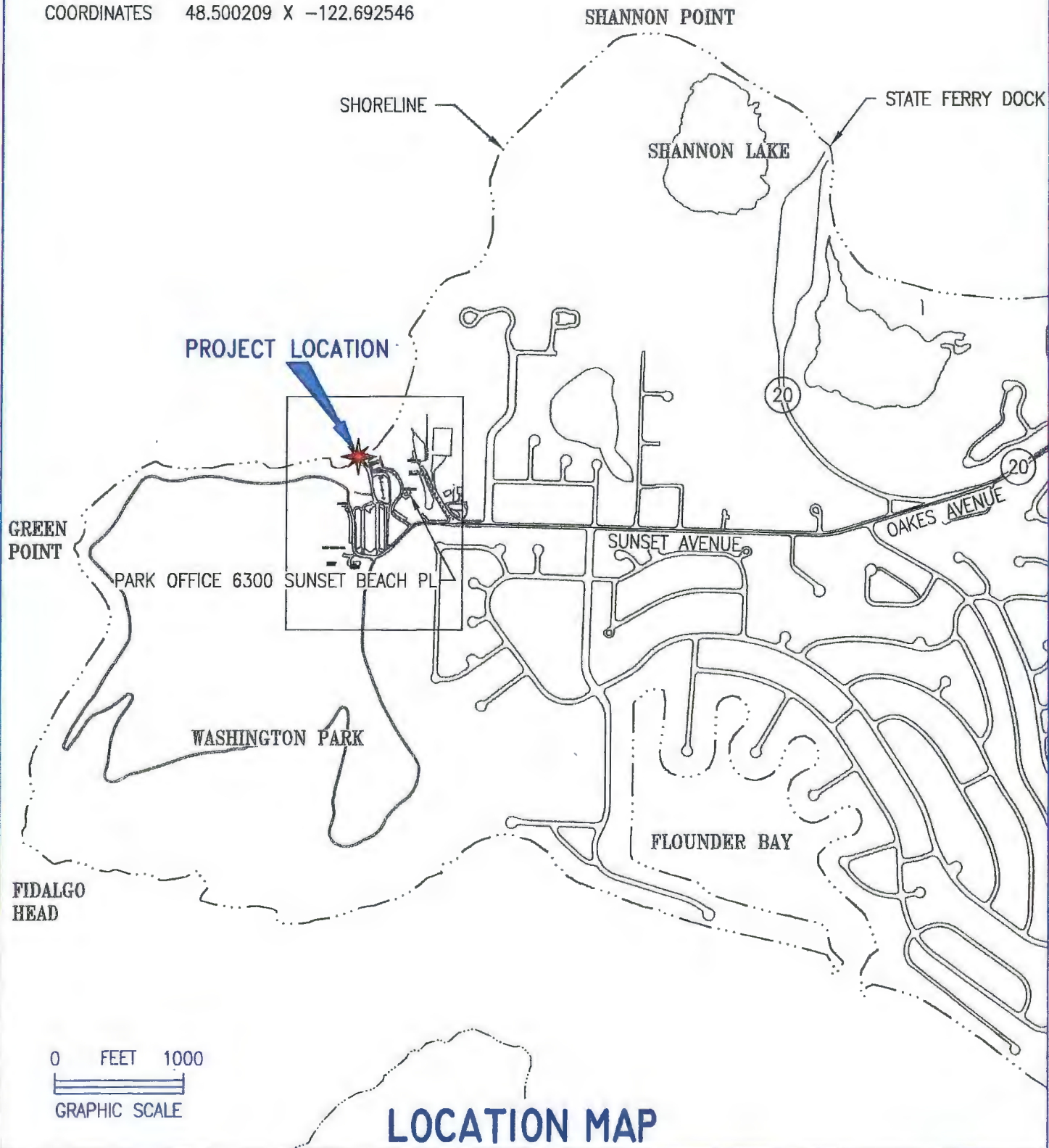
WASHINGTON PARK

BOAT LAUNCH

STORM DAMAGE REPAIR

SW 1/4 SECTION 21 : T35N : R01E : W.M.

COORDINATES 48.500209 X -122.692546



CITY OF ANACORTES

PARKS AND RECREATION DEPARTMENT

8 MAY 2019

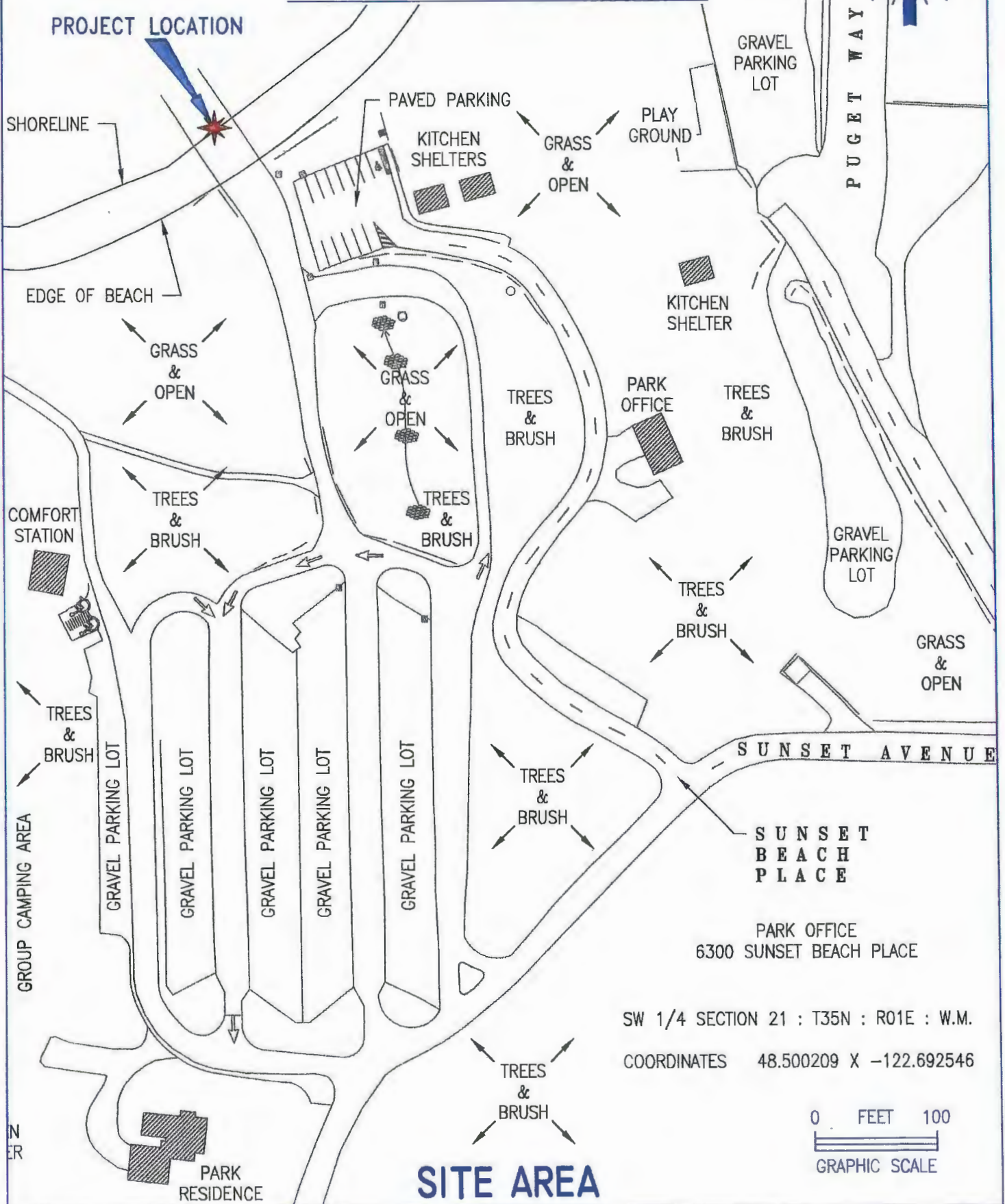
1 INCH = 1 MILE

WASHINGTON PARK

BOAT LAUNCH

STORM DAMAGE REPAIR

PROJECT LOCATION

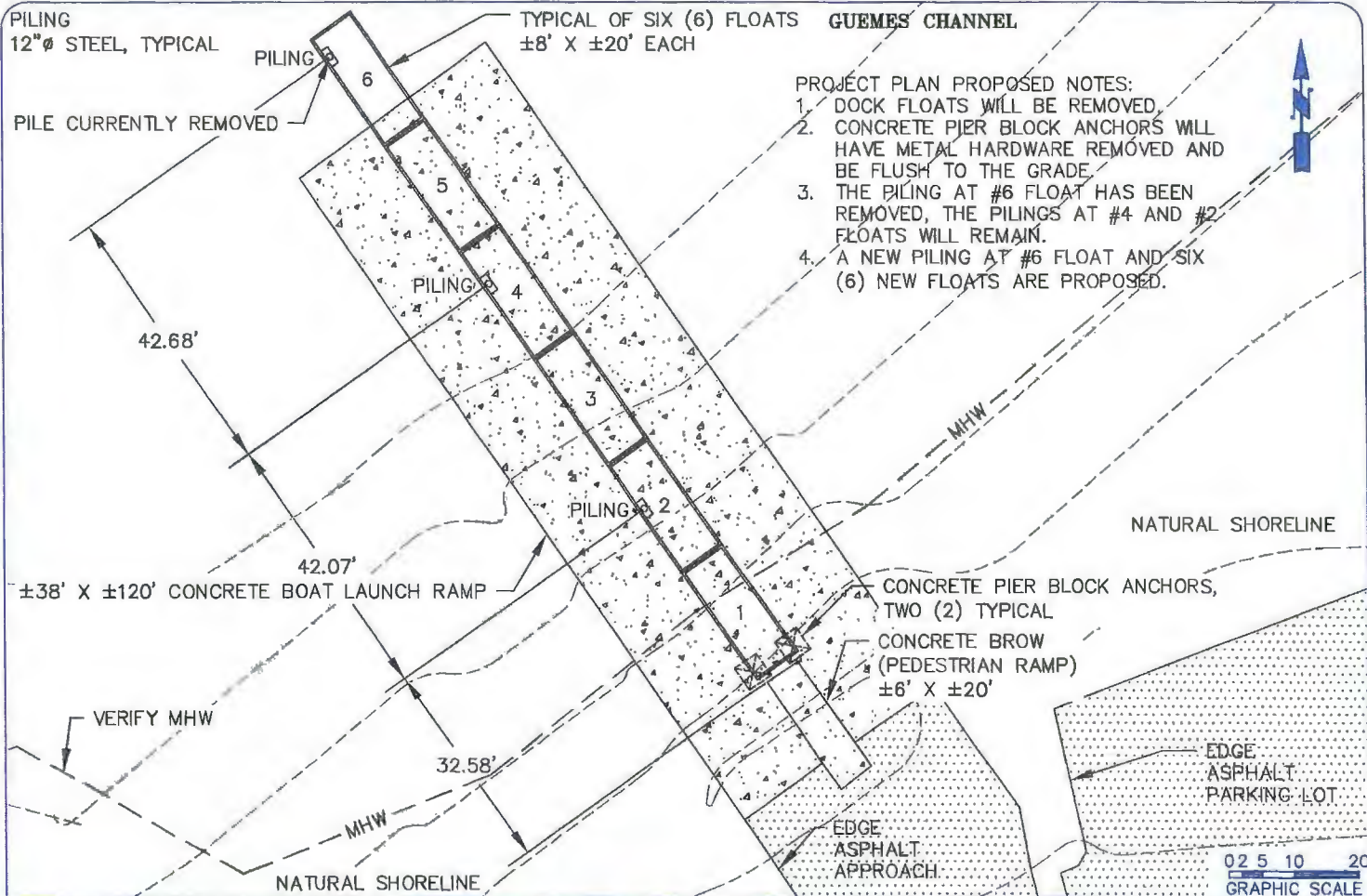


SITE AREA

SW 1/4 SECTION 21 : T35N : R01E : W.M.

COORDINATES 48.500209 X -122.692546

0 FEET 100
GRAPHIC SCALE



- PROJECT PLAN PROPOSED NOTES:
1. DOCK FLOATS WILL BE REMOVED.
 2. CONCRETE PIER BLOCK ANCHORS WILL HAVE METAL HARDWARE REMOVED AND BE FLUSH TO THE GRADE.
 3. THE PILING AT #6 FLOAT HAS BEEN REMOVED, THE PILING AT #4 AND #2 FLOATS WILL REMAIN.
 4. A NEW PILING AT #6 FLOAT AND SIX (6) NEW FLOATS ARE PROPOSED.



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 (360) 299-1953 JOHN LUNSFORD

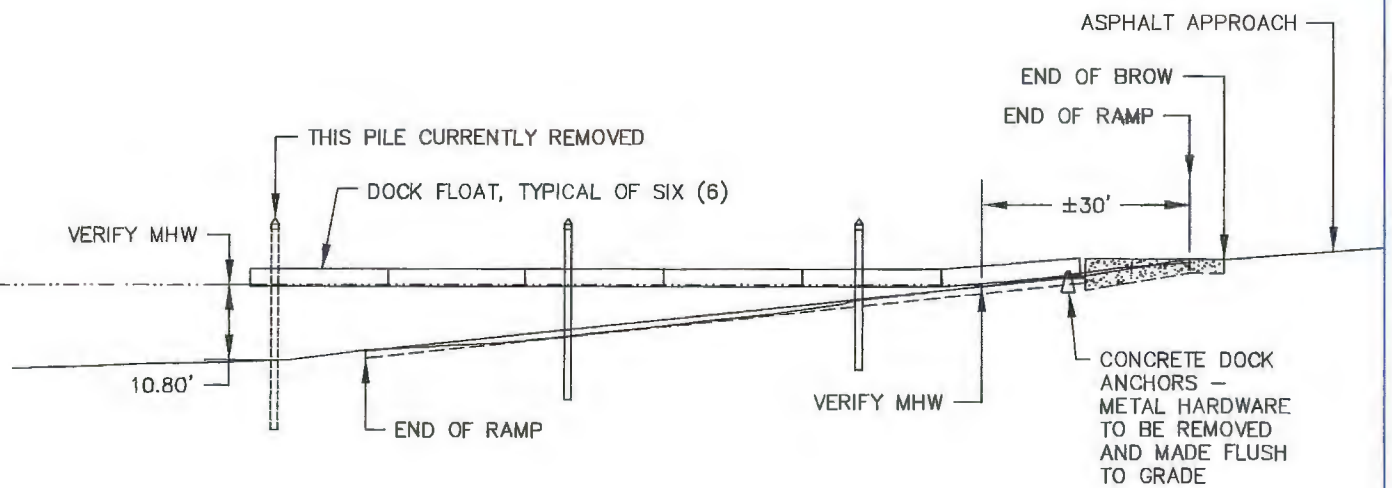


EXISTING CONDITIONS PLAN VIEW
 WASHINGTON PARK BOAT DOCK STORM DAMAGE REPAIR

PROPOSED PILE & DOCK REPLACEMENT
 WASHINGTON PARK
 8300 SUNSET AVE
 ANACORTES WA 98221

CITY OF ANACORTES
 REFERENCE #
 GUEMES CHANNEL
 SEC.21 T35 R01

SCALE: 1"=20'
 21 FEB 2019
 CHRISTIANSEN
 SHEET 1 OF 4



0 2 5 10 20
GRAPHIC SCALE



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EXISTING CONDITIONS PROFILE
WASHINGTON PARK BOAT DOCK STORM DAMAGE REPAIR

PROPOSED PILE & DOCK REPLACEMENT
WASHINGTON PARK
6300 SUNSET AVE
ANACORTES WA 98221

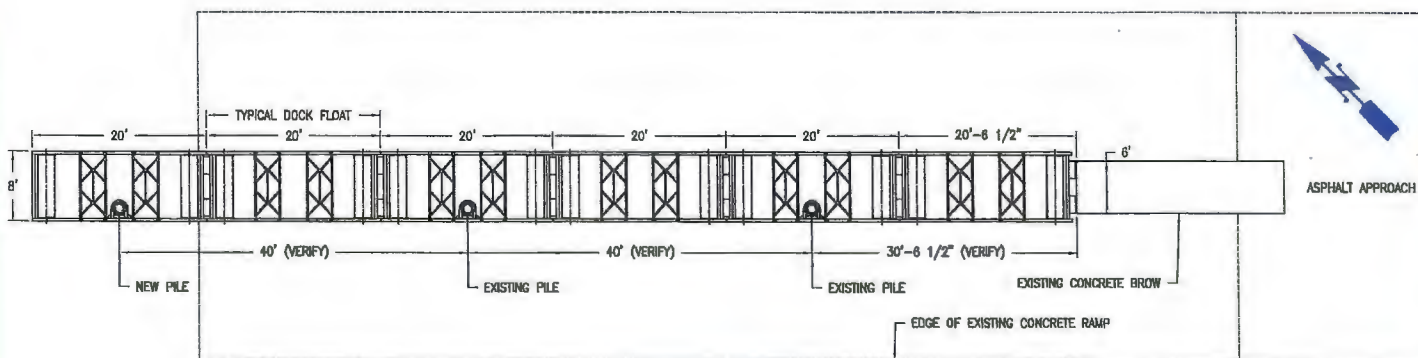
CITY OF ANACORTES
REFERENCE #
GUERMES CHANNEL
SEC.21 T35 R01

SCALE: 1"=20'

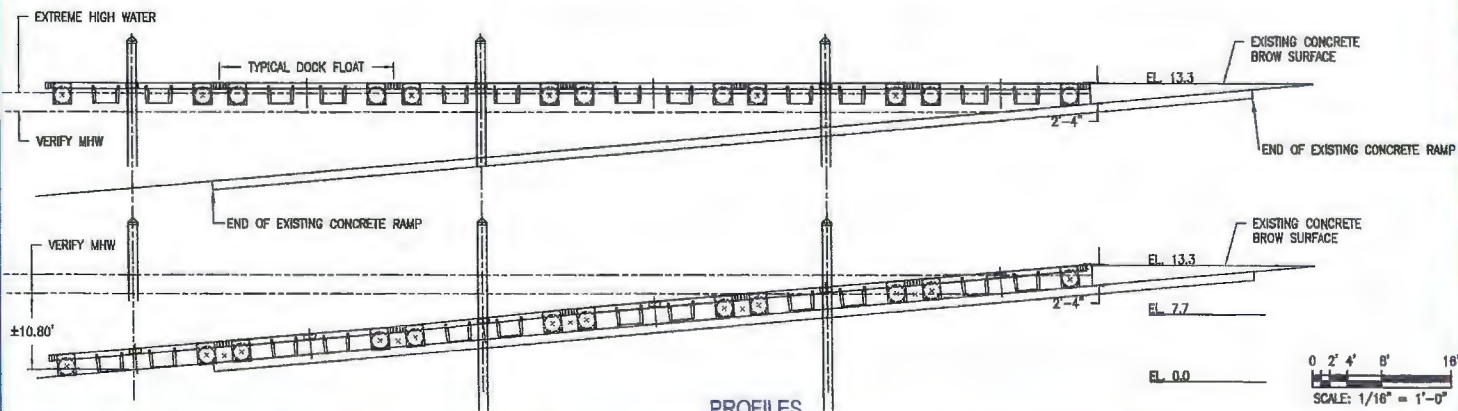
21 FEB 2019

CHRISTIENSEN

SHEET 2 OF 4



PLAN VIEW



PROFILES



CITY OF ANACORTES

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**PROPOSED CONFIGURATION PLAN & PROFILES
WASHINGTON PARK BOAT DOCK STORM DAMAGE REPAIR**

PROPOSED PILE & DOCK REPLACEMENT
WASHINGTON PARK
6300 SUNSET AVE
ANACORTES WA 98221

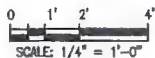
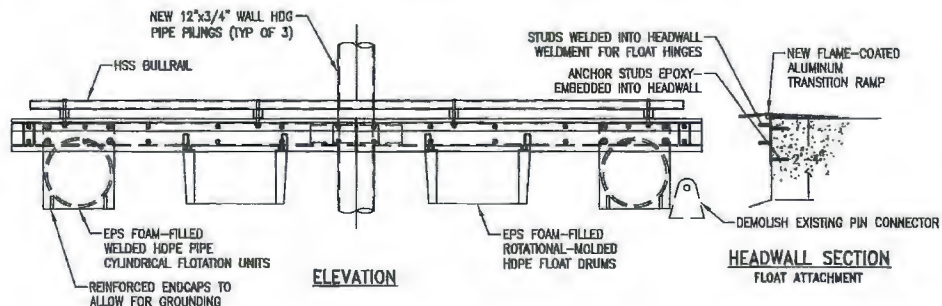
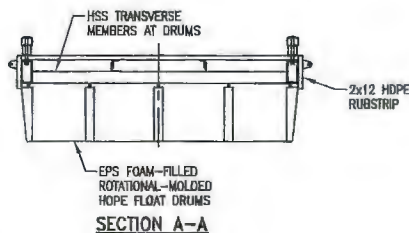
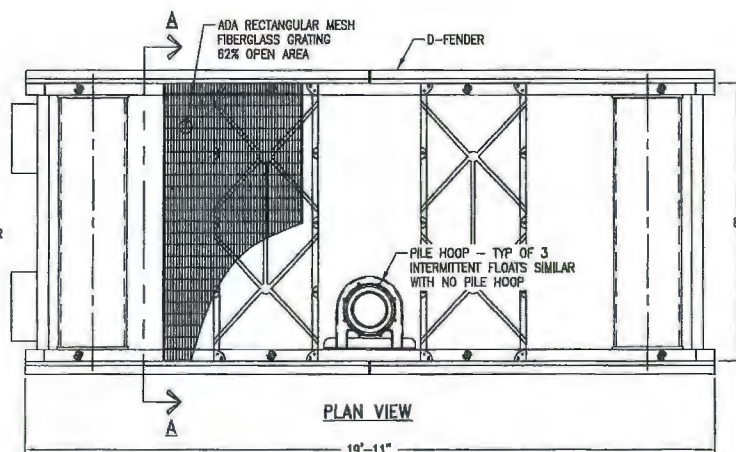
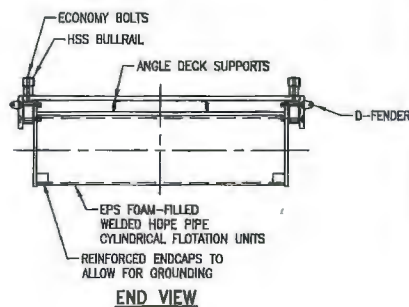
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REFERENCE #
GUERMES CHANNEL
SEC.21 T35 R01

SCALE: 1"=16'

21 FEB 2019

TRANSPAC INTERNAT'L

SHEET 3 OF 4



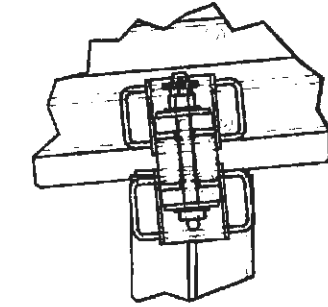
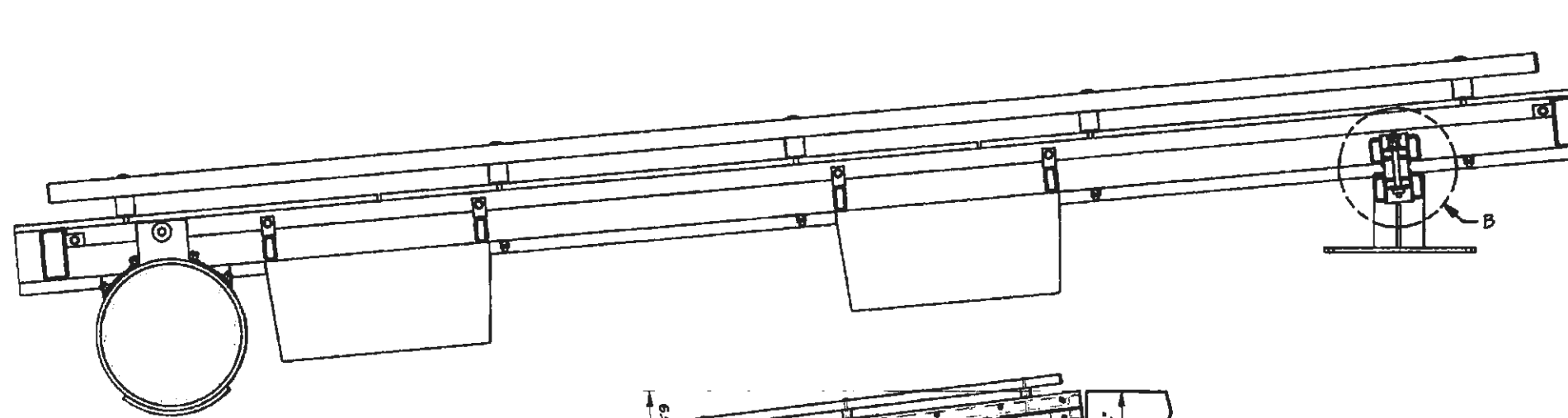
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MAIL: P O BOX 547
ANACORTES WA 98221
(360) 293-1918 GENERAL
(380) 299-1953 JONN LUNSFORD



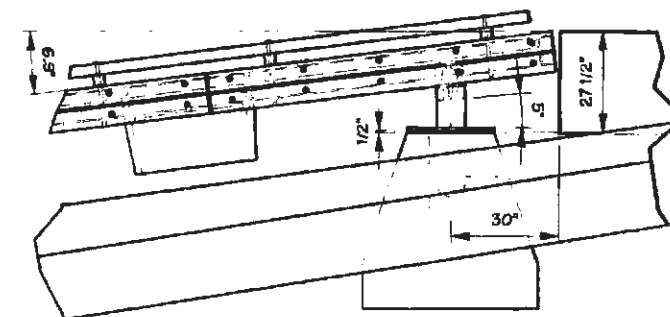
PROPOSED CONFIGURATION FLOAT DOCK DETAILS
WASHINGTON PARK BOAT DOCK STORM DAMAGE REPAIR
PROPOSED PILE & DOCK REPLACEMENT
WASHINGTON PARK
6300 SUNSET AVE
ANACORTES WA 98221

CITY OF ANACORTES
REFERENCE #
GUENES CHANNEL
SEC.21 T35 R01

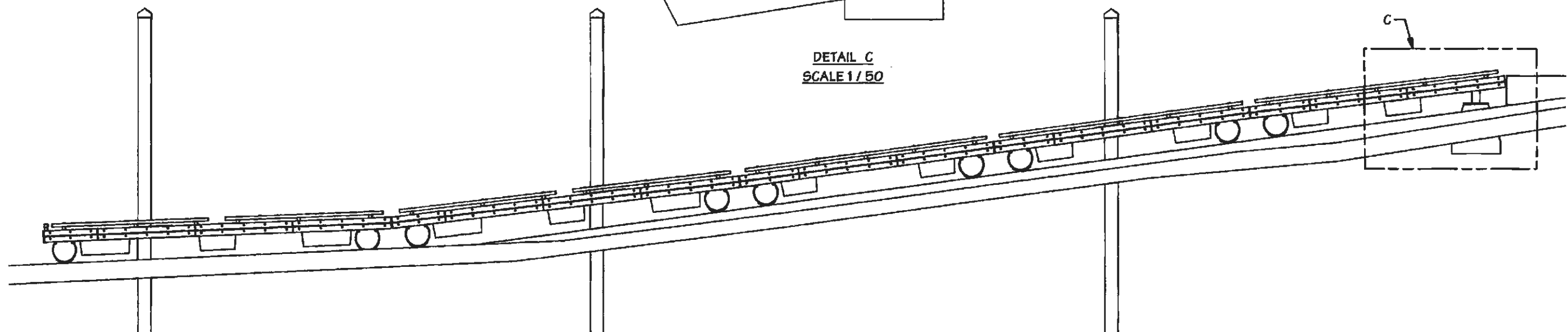
SCALE: 1"=4'
21 FEB 2019
TRANSPAC INTERNAT'L
SHEET 4 OF 4



DETAIL B
SCALE 1 / 12



DETAIL C
SCALE 1 / 50



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REV	BY	DATE	SHT	DESCRIPTION

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allen@ajdengineering.com

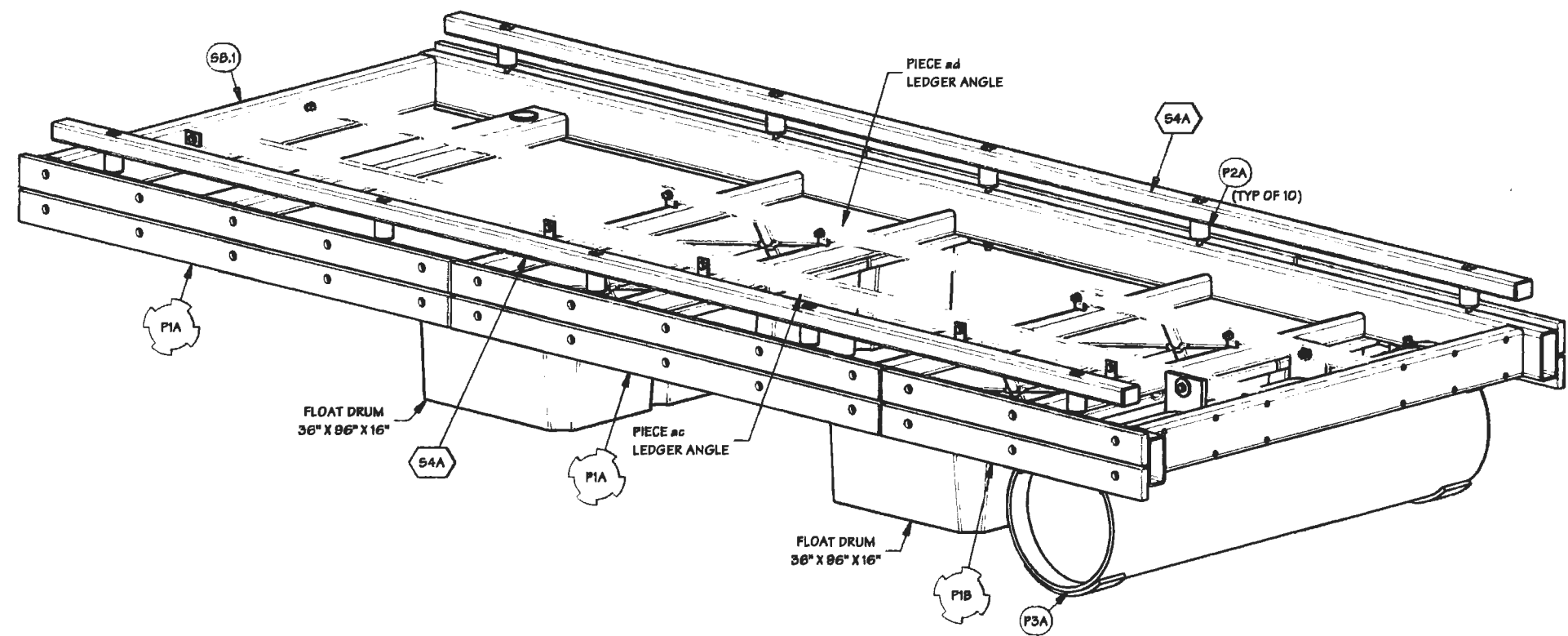
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MARINAS

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ANACORTES
WASHINGTON
U.S.A. 98221
(360) 293-8888

PRELIMINARY
WASHINGTON PARK
ANACORTES, WA
FLOAT LAYOUT

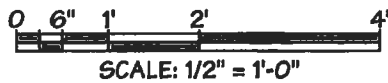
DATE:	JOB NO.	SHEET: XX-1 OF 1	REVISED:
DRAWN BY: BJE	CHECKED BY: AJD	APPROVED BY: DJJ	

BILL OF MATERIAL										
ASSY NO	ASSY QTY	PIECE NO	PIECE QTY	DESCRIPTION	THK	WIDTH	DEPTH	LENGTH	REMARKS	MATERIAL
FA1	1			FLOAT ASSY 1						
S0.1			1	FLOAT FRAME						
S0A		S0A	4	CDU BACKER BAR	3/8"	3"		8 7/16"		STEEL
S4A			2	BULLRAIL						STEEL
P2A		P2A	10	SCUPPER	3"	3"		1"		UHMW-PE - BLACK
P1B		P1B	4	RUBSTRIP	1 1/2"	5 1/4"		55 1/2"		SELECTFORCE HDPE
P1A		P1A	8	RUBSTRIP	1 1/2"	5 1/4"		95 3/4"		SELECTFORCE HDPE
GR2		GR2	2	ECO 62 GRATING PANEL	1"	28 3/16"		96"		FRP GRATING ADA 1X4
GR1		GR1	4	ECO 62 GRATING PANEL	1"	48"		96"		FRP GRATING ADA 1X4
5/8" STRUCTURAL BOLT			12	LEDGER ANGLE	5/8"			2"	W/ (2) HR, HHN, JHN	
3/4" LOGO ECON			10	BULLRAIL						
3/4" HEX BOLT			2	SADDLE-CDU	3/4"			3"	W/ (2) CW, FHN, JHN	
3/4" HEX BOLT			8	SADDLE-CDU	3/4"			3"	W/ (2) CW, FHN, JHN	
P3A			1	CDU						
			10	PLATE WASHER	0.232 in					STEEL
			2	FLOAT DRUM		36"	16"	96"		HDPE-EPB FOAM



WEIGHT - 3471.6 LBS
PRELIMINARY

FLOAT ASSEMBLY
ASSY 1



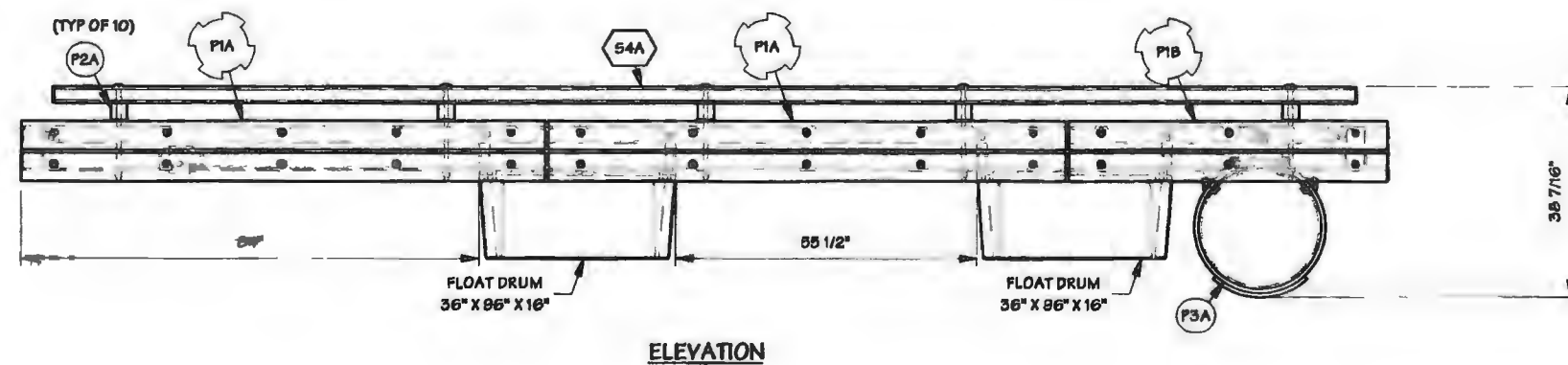
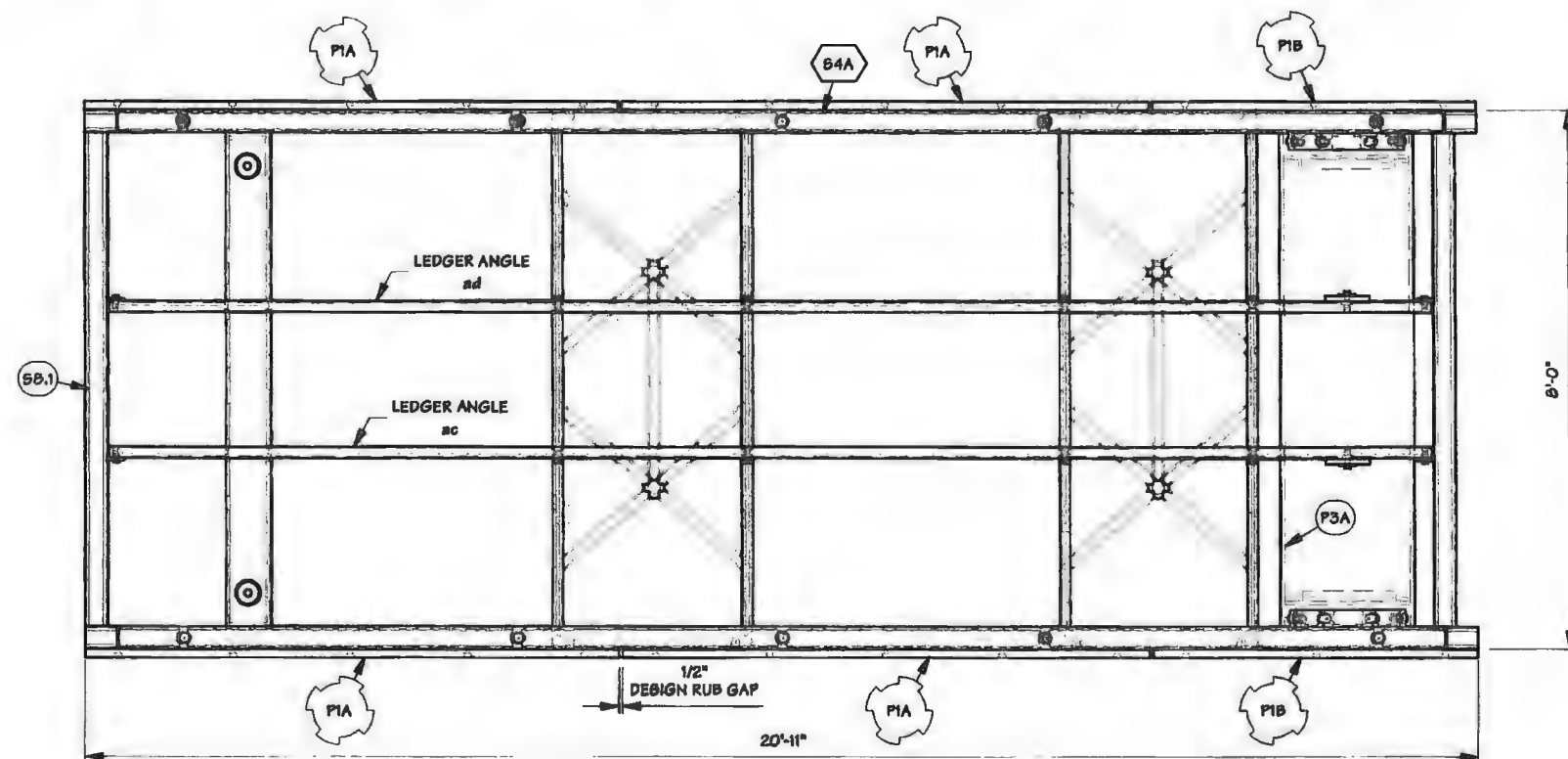
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F (360) 766-6013
allen@ajdengineering.com

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MARINAS
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ANACORTES
WASHINGTON
U.S.A. 98221
(360) 293-8888

WASHINGTON PARK ANACORTES, WA FLOAT ASSEMBLY 1 FLOAT ASSEMBLY				
DATE:	JOB NO.	SHEET: XX-1	OF 12	REVISED:
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FLOAT ASSEMBLY
A00Y1

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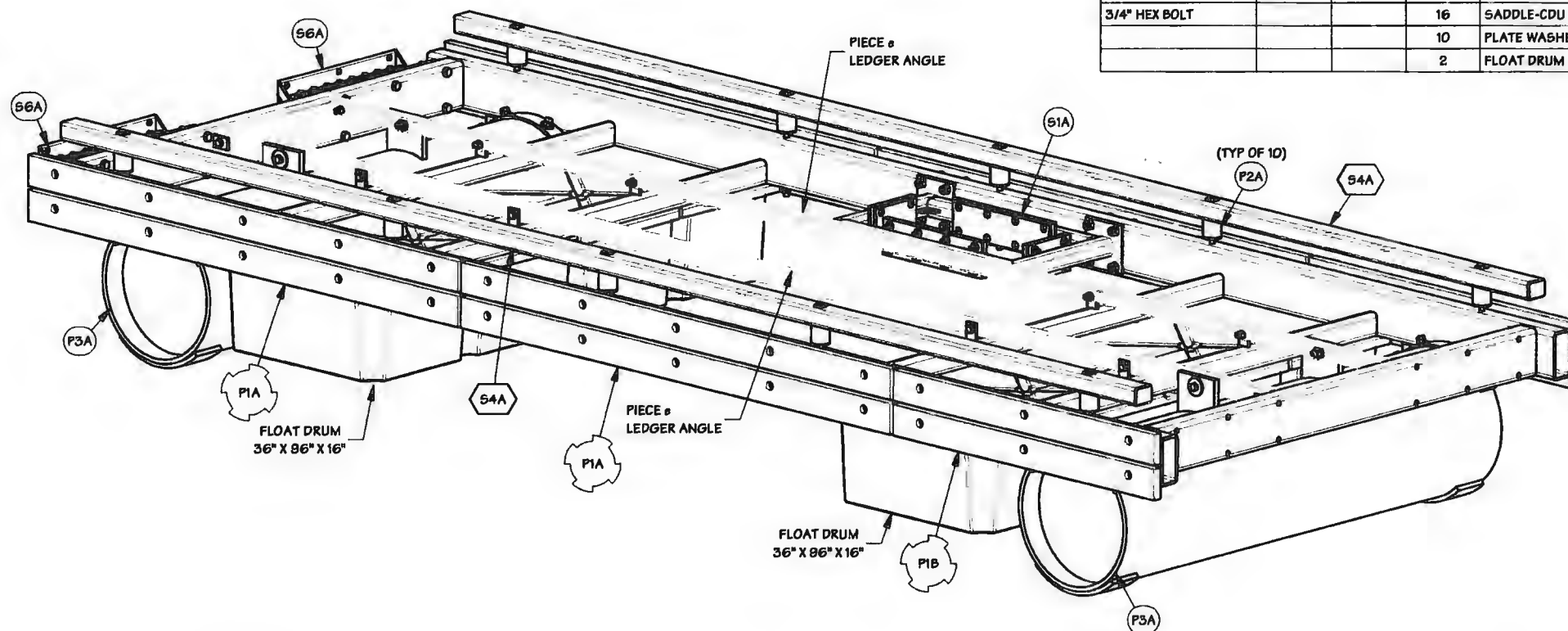
P.O. BOX 1168
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WASHINGTON
U.S.A. 98221
(360) 283-8888

WASHINGTON PARK
ANACORTES, WA
FLOAT ASSEMBLY
1 FLOAT ASSEMBLY

DATE:	JOB NO.	SHEET: OF	REVISED:
DRAWN BY:	CHECKED BY:	XX-2 12	APPROVED BY:
	AJD		DJJ

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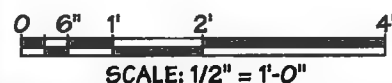
PRELIMINARY



BILL OF MATERIAL										
ASSY NO	ASSY QTY	PIECE NO	PIECE QTY	DESCRIPTION	THK	WIDTH	DEPTH	LENGTH	REMARKS	MATERIAL
FA2	1			FLOAT ASSEMBLY 2						
S6.2			1	FLOAT FRAME						
S6A			2	ORCA HINGE						
S5A		S5A	8	CDU BACKER BAR	3/8"	3"		8 7/16"		STEEL
S4A			2	BULLRAIL						STEEL
S1A			1	PILE HOOP						
P4E		P4E	2	PH GRATING TRIM	1 1/2"	1 1/2"		19 3/4"		UHMW-PE - BLACK
P4D		P4D	2	PH GRATING TRIM	1 1/2"	1 1/2"		37 3/4"		UHMW-PE - BLACK
P3A			2	CDU						
P2A		P2A	10	SCUPPER	3"	3"		1"		UHMW-PE - BLACK
P1B		P1B	4	RUBSTRIP	1 1/2"	5 1/4"		58 1/2"		SELECTFORCE HDPE
P1A		P1A	8	RUBSTRIP	1 1/2"	5 1/4"		85 3/4"		SELECTFORCE HDPE
GR2		GR2	2	ECO 62 GRATING PANEL	1"	28 3/16"		96"		FRP GRATING ADA 1X4
GR1		GR1	4	ECO 62 GRATING PANEL	1"	48"		96"		FRP GRATING ADA 1X4
5/8" STRUCTURAL BOLT			12	LEDGER ANGLE	5/8"			2"	W/ (2) HR, HHN, JHN	
3/4" STRUCTURAL BOLT			8	PH-WALER	3/4"			6"	W/ (2) HR, HHN, JHN	
3/4" STRUCTURAL BOLT			12	ORCA-WALER	3/4"			6"	W/ (2) HR, HHN, JHN	
3/4" LOGO ECON			10	BULLRAIL						
3/4" HEX BOLT			4	SADDLE-CDU	3/4"			3"	W/ (2) CW, FHN, JHN	
3/4" HEX BOLT			16	SADDLE-CDU	3/4"			3"	W/ (2) CW, FHN, JHN	
			10	PLATE WASHER	0.232 in					STEEL
			2	FLOAT DRUM		36"	16"	86"		HDPE-EPS FOAM

WEIGHT - 3998.7 LBS
PRELIMINARY

FLOAT ASSEMBLY
ASSY 2



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WASHINGTON PARK
ANACORTES, WA
FLOAT ASSEMBLY
2 FLOAT ASSEMBLY

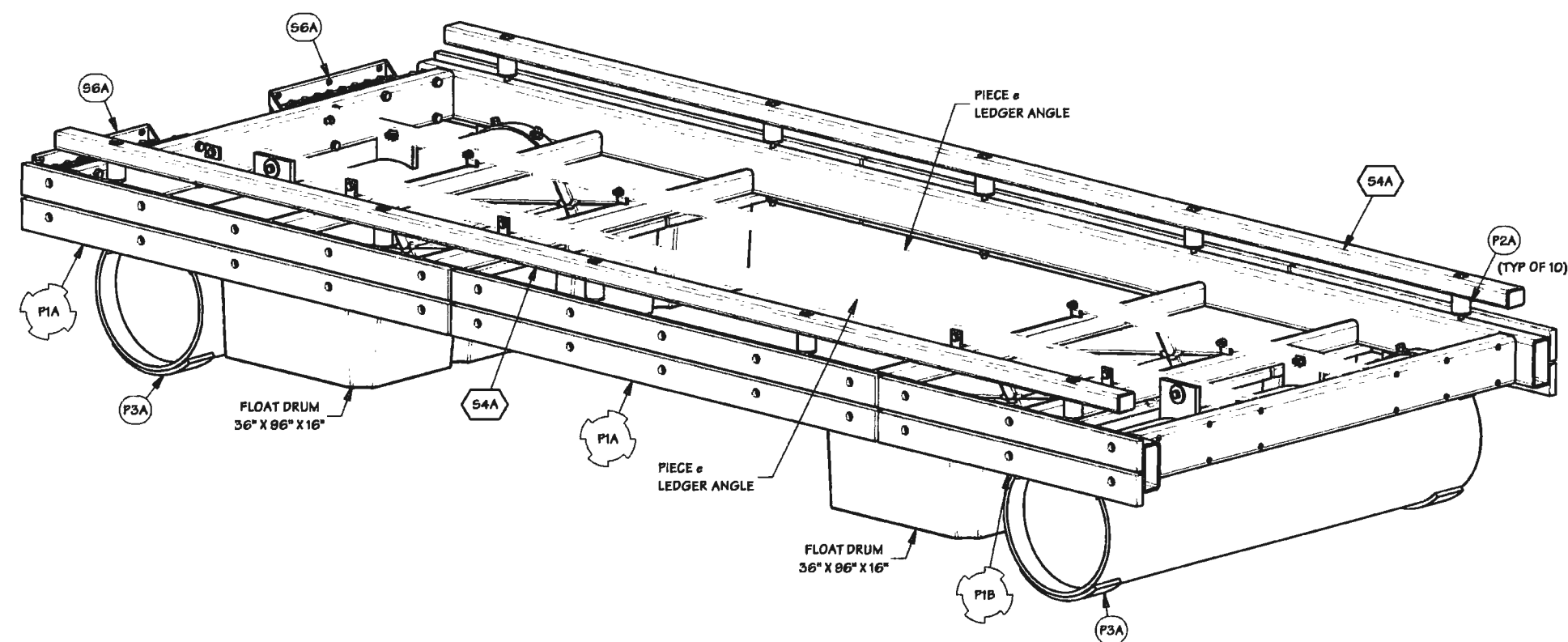
DATE:	JOB NO.	SHEET: XX-3	OF 12	REVISED:
DRAWN BY:	CHECKED BY: AJD	APPROVED BY: DJJ		

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- 8,287,299 - 8,308,397 - 8,317,629 - 8,364,205

BILL OF MATERIAL										
ASSY NO	ASSY QTY	PIECE NO	PIECE QTY	DESCRIPTION	THK	WIDTH	DEPTH	LENGTH	REMARKS	MATERIAL
FA3	1			FLOAT ASSEMBLY 3						
S6.3			1	FLOAT FRAME						
S6A			2	ORCA HINGE						
S5A		S5A	8	CDU BACKER BAR	3/8"	3"		8 7/16"		STEEL
S4A			2	BULLRAIL						STEEL
P3A			2	CDU						
P2A		P2A	10	SCUPPER	3"	3"		1"		UHMW-PE - BLACK
P1B		P1B	4	RUBSTRIP	1 1/2"	5 1/4"		58 1/2"		SELECTFORCE HDPE
P1A		P1A	8	RUBSTRIP	1 1/2"	5 1/4"		95 3/4"		SELECTFORCE HDPE
GR2		GR2	2	ECO 62 GRATING PANEL	1"	28 3/16"		96"		FRP GRATING ADA 1X4
GR1		GR1	4	ECO 62 GRATING PANEL	1"	48"		96"		FRP GRATING ADA 1X4
5/8" STRUCTURAL BOLT			12	LEDGER ANGLE	5/8"			2"	W/ (2) HR, HHN, JHN	
3/4" STRUCTURAL BOLT			12	ORCA-WALER	3/4"			6"	W/ (2) HR, HHN, JHN	
3/4" LOGO ECON			10	BULLRAIL						
3/4" HEX BOLT			4	SADDLE-CDU	3/4"			3"	W/ (2) CW, FHN, JHN	
3/4" HEX BOLT			16	SADDLE-CDU	3/4"			3"	W/ (2) CW, FHN, JHN	
			10	PLATE WASHER	0.232 in					STEEL
			2	FLOAT DRUM		36"	16"	96"		HDPE-EP9 FOAM



WEIGHT - 3796.8 LBS
PRELIMINARY

FLOAT ASSEMBLY
ASSY 3



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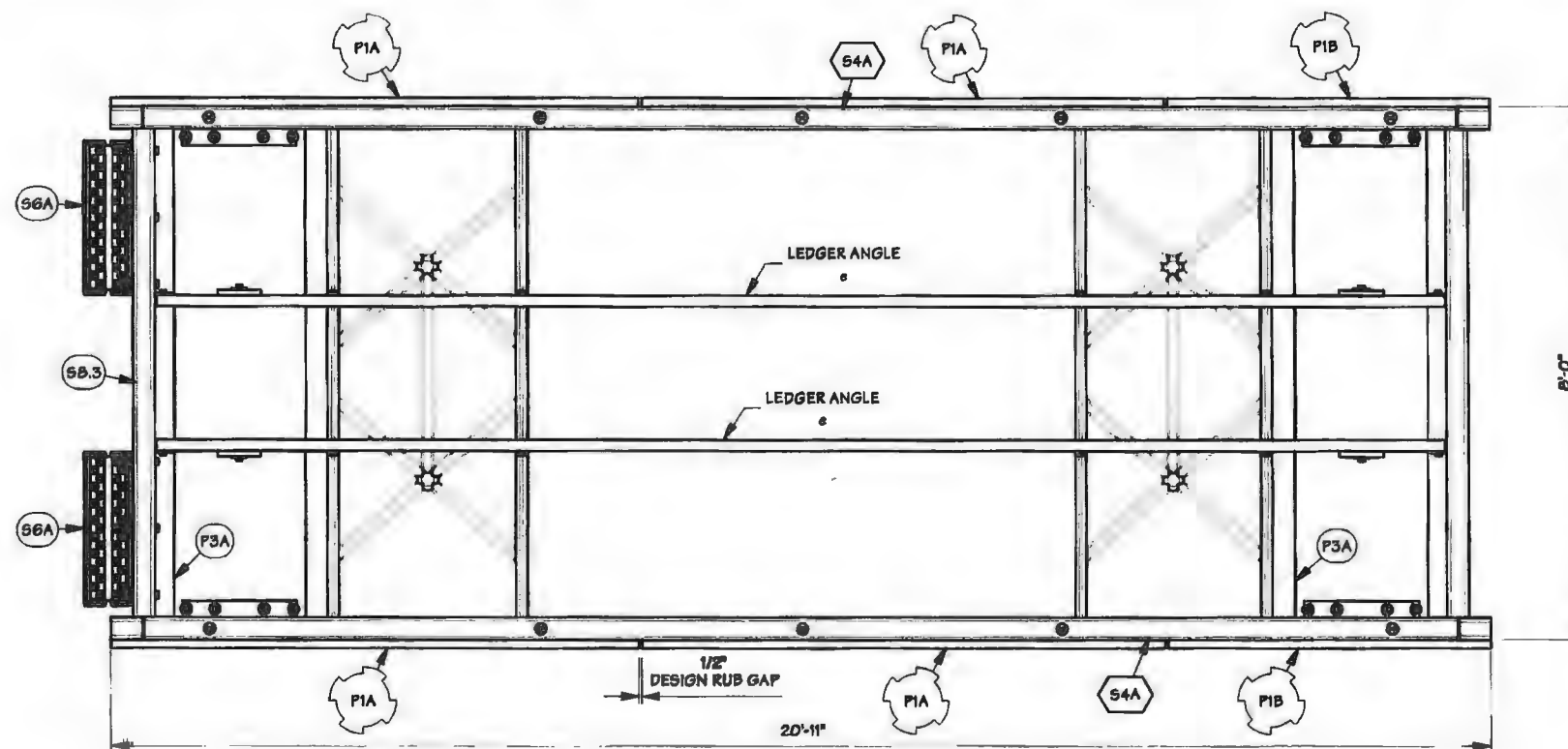
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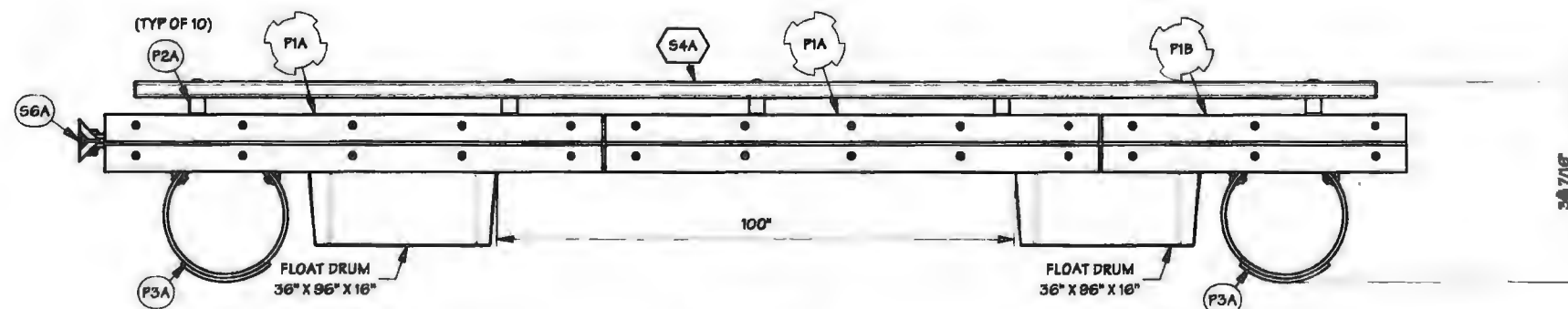


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WASHINGTON
U.S.A. 98221
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WASHINGTON PARK ANACORTES, WA FLOAT ASSEMBLY 3 FLOAT ASSEMBLY			
DATE:	JOB NO.	SHEET: OF XX-5 12	REVISED:
DRAWN BY:	CHECKED BY: AJD	APPROVED BY: DJJ	



PLAN VIEW



ELEVATION

FLOAT ASSEMBLY
ASSY 3

REV	BY	DATE	SHT	DESCRIPTION

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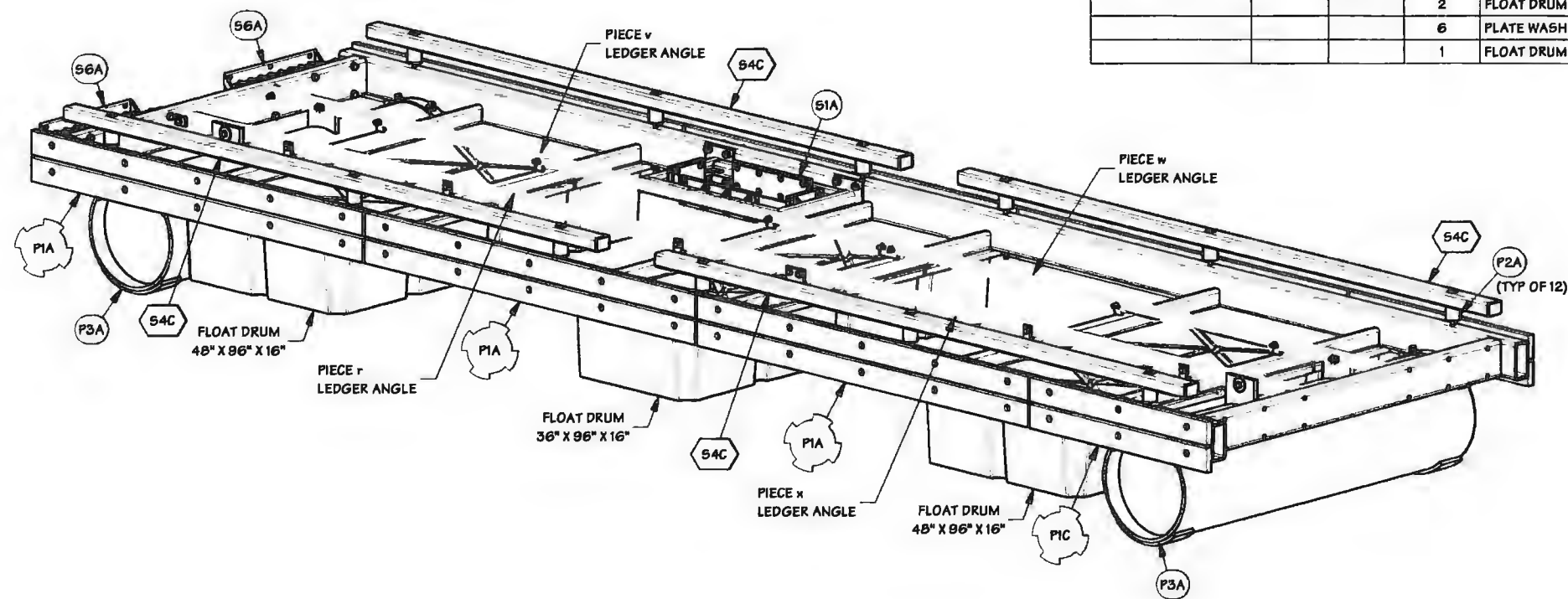
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PRELIMINARY
WASHINGTON PARK
ANACORTES, WA
FLOAT ASSEMBLY
3 FLOAT ASSEMBLY

DATE:	JOB NO.	SHEET: OF	REVISED:
DRAWN BY:	CHECKED BY:	XX-6 12	
	AJD		DJJ

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BILL OF MATERIAL										
ASSY NO	ASSY QTY	PIECE NO	PIECE QTY	DESCRIPTION	THK	WIDTH	DEPTH	LENGTH	REMARKS	MATERIAL
FA4	1			FLOAT ASSEMBLY 4						
SB.4			1	FLOAT FRAME						
S6A			2	ORCA HINGE						
S5A		S5A	8	CDU BACKER BAR	3/8"	3"		8 7/16"		STEEL
S4C			4	BULLRAIL						STEEL
S1A			1	PILE HOOP						
P4E		P4E	2	PH GRATING TRIM	1 1/2"	1 1/2"		19 3/4"		UHMW-PE - BLACK
P4D		P4D	2	PH GRATING TRIM	1 1/2"	1 1/2"		37 3/4"		UHMW-PE - BLACK
P5A			2	CDU						
P2A		P2A	12	SCUPPER	3"	3"		1"		UHMW-PE - BLACK
P1C		P1C	4	RUBSTRIP	1 1/2"	5 1/4"		52 1/4"		SELECTFORCE HDPE
P1A		P1A	12	RUBSTRIP	1 1/2"	5 1/4"		95 3/4"		SELECTFORCE HDPE
GR3		GR3	2	ECO 62 GRATING PANEL	1"	26 1/16"		96"		FRP GRATING ADA 1X4
GR1		GR1	6	ECO 62 GRATING PANEL	1"	48"		96"		FRP GRATING ADA 1X4
5/8" STRUCTURAL BOLT			18	LEDGER ANGLE	5/8"			2"	W/ (2) HR, HHN, JHN	
3/4" STRUCTURAL BOLT			8	PH-WALER	3/4"			6"	W/ (2) HR, HHN, JHN	
3/4" STRUCTURAL BOLT			12	ORCA-WALER	3/4"			6"	W/ (2) HR, HHN, JHN	
3/4" LOGO ECON			12	BULLRAIL						
3/4" HEX BOLT			4	SADDLE-CDU	3/4"			3"	W/ (2) CW, FHN, JHN	
3/4" HEX BOLT			16	SADDLE-CDU	3/4"			3"	W/ (2) CW, FHN, JHN	
			2	FLOAT DRUM		48"	16"	96"		HDPE-EP5 FOAM
			6	PLATE WASHER	0.232 in					STEEL
			1	FLOAT DRUM		36"	16"	96"		HDPE-EP5 FOAM



WEIGHT - 5074.2 LBS

PRELIMINARY

FLOAT ASSEMBLY

ASSY 4



SCALE: 3/8" = 1'-0"

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REV	BY	DATE	SHT	DESCRIPTION

AJD

ENGINEERING

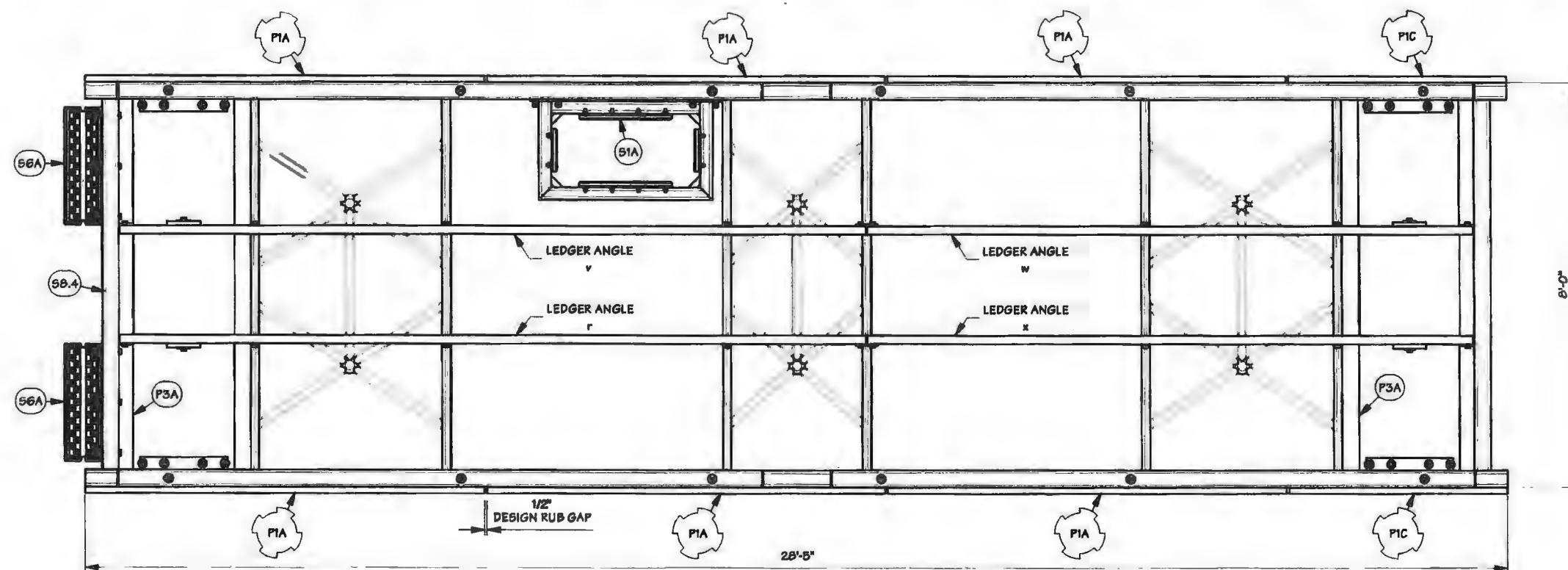
p (360) 770-1746
f (360) 766-6013
allen@ajdengineering.com

P.O. BOX 1169
ANACORTES
WASHINGTON
U.S.A. 98221
(360) 293-8888

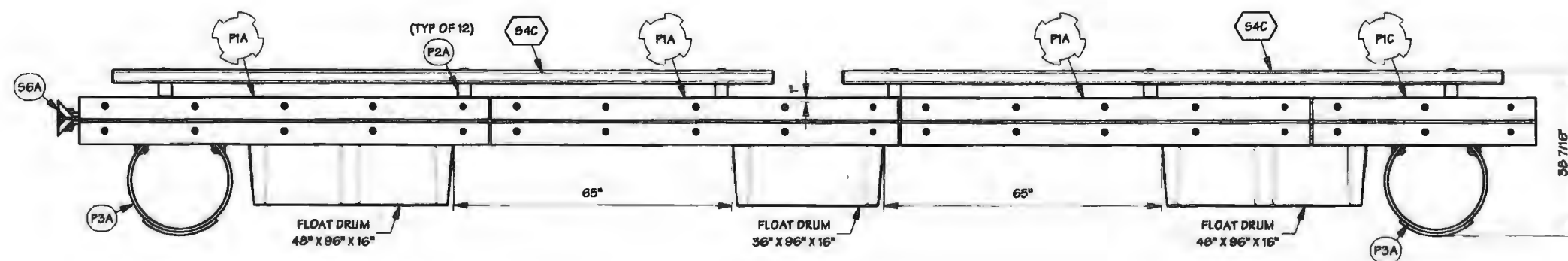
WASHINGTON PARK
ANACORTES, WA
FLOAT ASSEMBLY
4 FLOAT ASSEMBLY

DATE: JOB NO. SHEET: OF
 XX-7 12

DRAWN BY: CHECKED BY: APPROVED BY:
 AJD DJJ



PLAN VIEW



ELEVATION

FLOAT ASSEMBLY
ASSY 4

REV	BY	DATE	SHT	DESCRIPTION

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f (360) 766-6013
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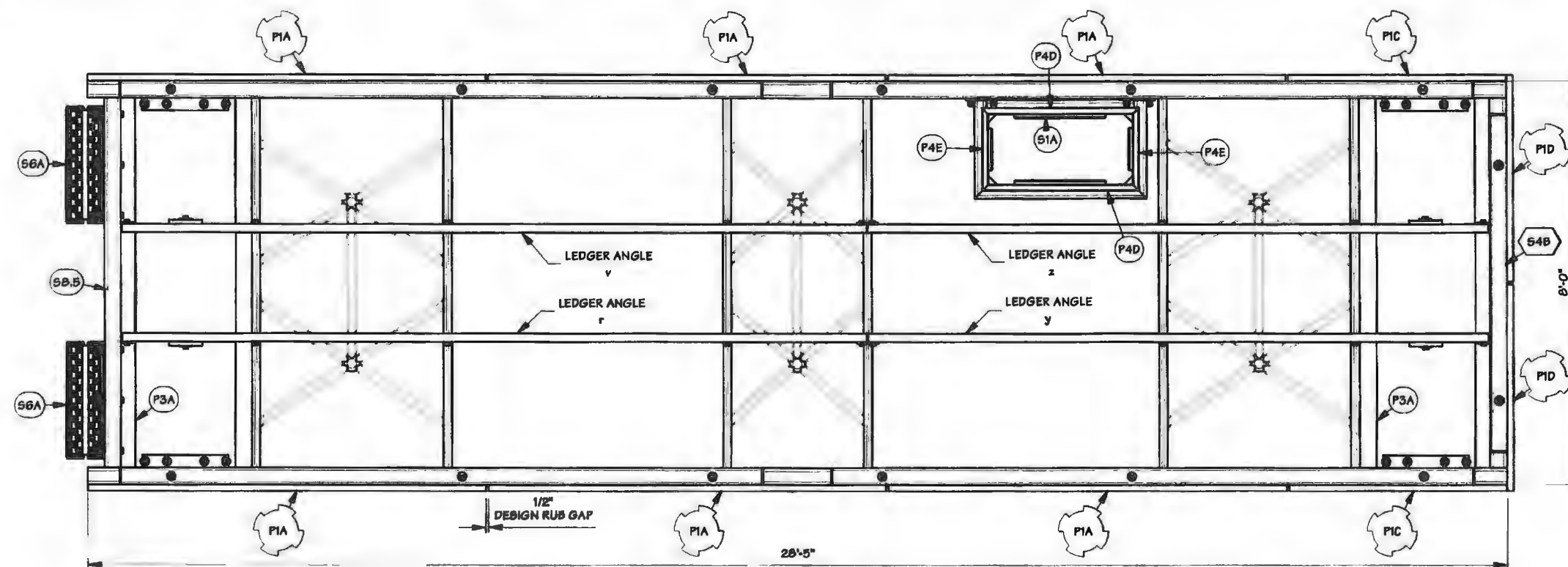
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PRELIMINARY

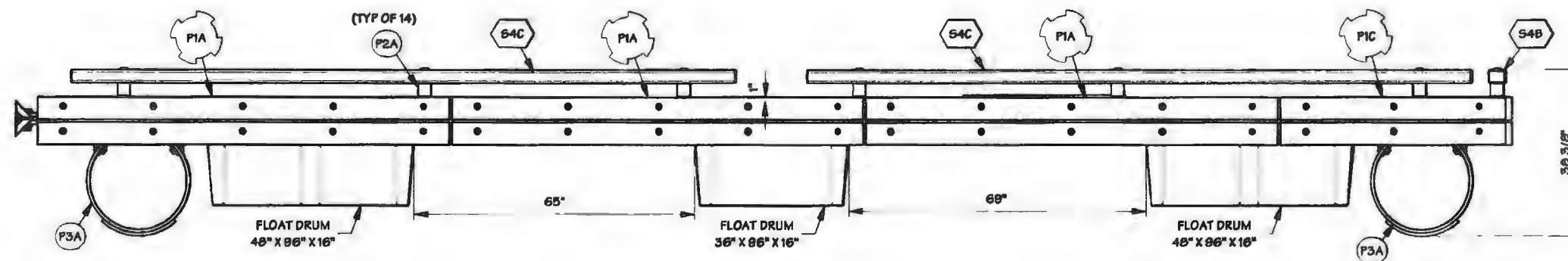
WASHINGTON PARK
ANACORTES, WA
FLOAT ASSEMBLY
4 FLOAT ASSEMBLY

DATE:	JOB NO.	SHEET: OF	REVISED:
DRAWN BY:	CHECKED BY:	XX-B 12	DJJ

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PLAN VIEW



ELEVATION

FLOAT ASSEMBLY
ASSY 5

REV	BY	DATE	SHT	DESCRIPTION

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f (360) 766-6013
allen@ajdengineering.com



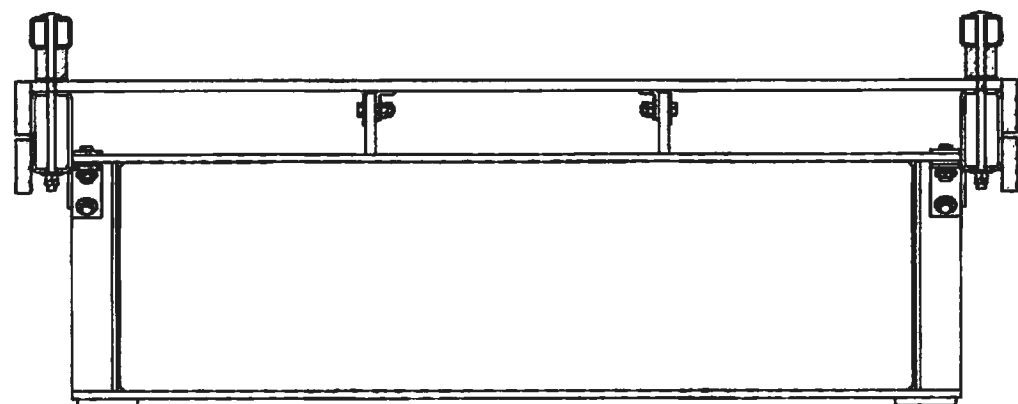
P.O. BOX 1168
ANACORTES
WASHINGTON
U.S.A. 98221
(360) 293-8888

PRELIMINARY

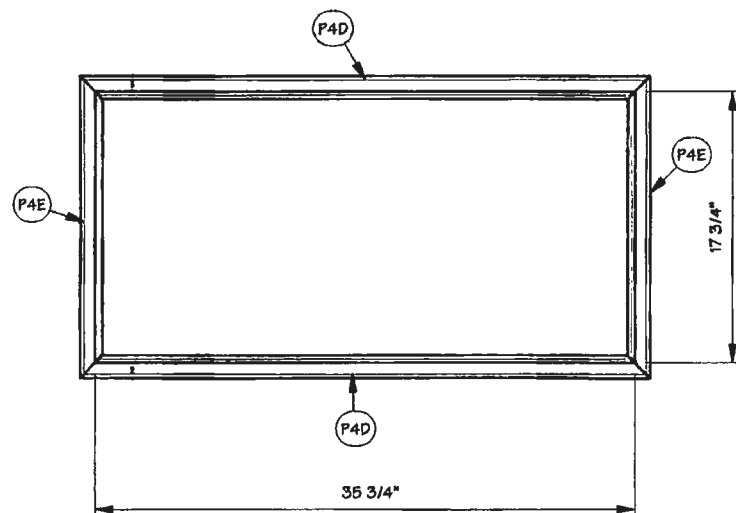
WASHINGTON PARK
ANACORTES, WA
FLOAT ASSEMBLY
5 FLOAT ASSEMBLY

DATE:	JOB NO.	SHEET: OF	REVISED:
DRAWN BY:	CHECKED BY:	XX-10 12	APPROVED BY:
	AJD		DJJ

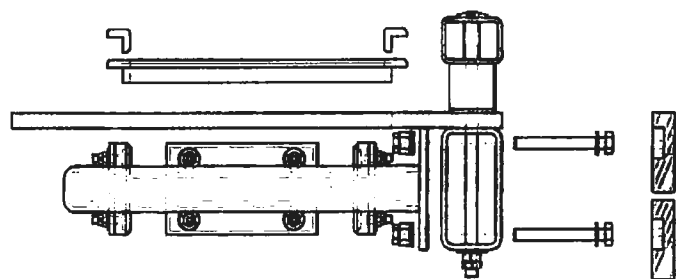
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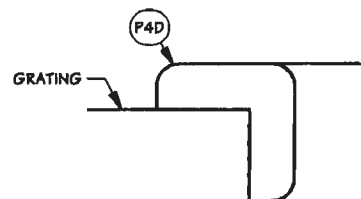
TRANSVERSE SECTION
TYPICAL FLOAT



GRATING TRIM CUTOUT
ASSEMBLY FABRICATION



PILE HOOP
ASSEMBLY DETAIL



GRATING TRIM PROFILE
BLACK UHMW-PE

PRELIMINARY

REV	BY	DATE	SHT	DESCRIPTION

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(360) 293-8888

WASHINGTON PARK
ANACORTES, WA
FLOAT ASSEMBLY
5 FLOAT ASSEMBLY

DATE:

JOB NO.

SHEET OF
XX-11 12

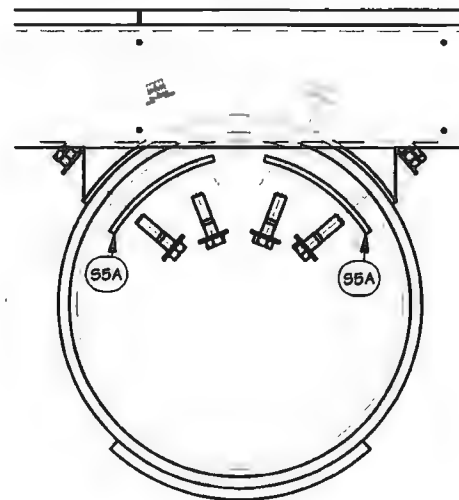
REVISED:

DRAWN BY:

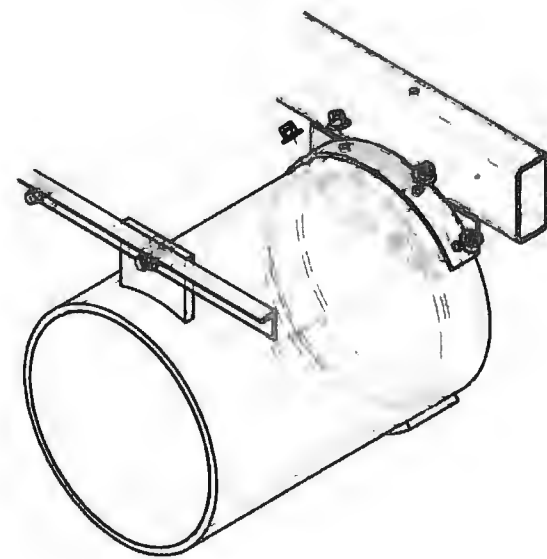
CHECKED BY:
AJD

APPROVED BY:
DJJ

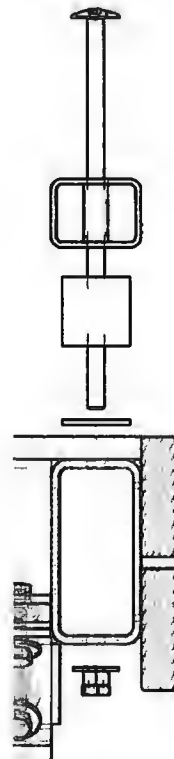
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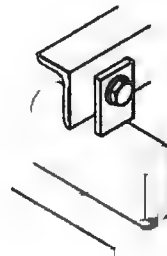
CDU FLANGE
ASSEMBLY DETAIL



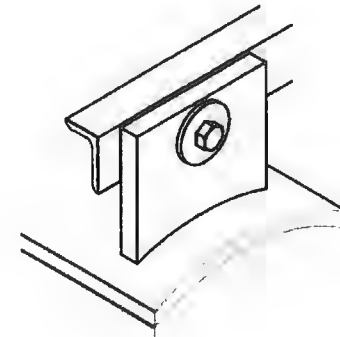
CDU FLANGE
ASSEMBLY DETAIL



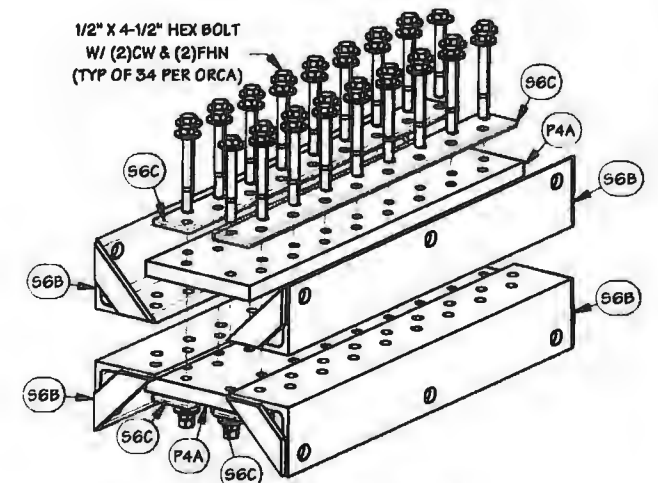
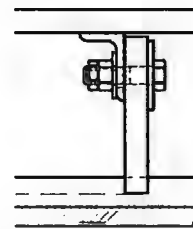
BULLRAIL
ASSEMBLY DETAIL



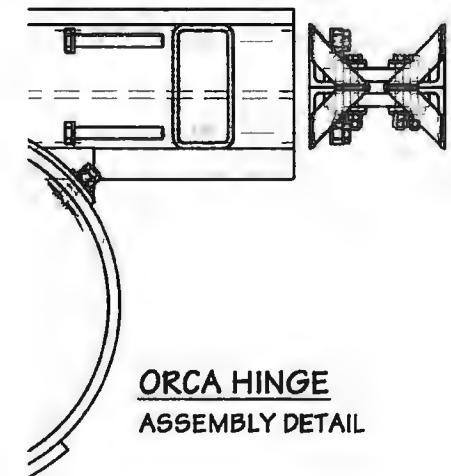
HSS CLIP TO LEDGER
ASSEMBLY DETAIL



CDU TO LEDGER
ASSEMBLY DETAIL



ASSEMBLED ORCA
ASSEMBLY DETAIL



ORCA HINGE
ASSEMBLY DETAIL

PRELIMINARY

**WASHINGTON PARK
ANACORTES, WA
FLOAT ASSEMBLY
5 FLOAT ASSEMBLY**

REV	BY	DATE	SHT	DESCRIPTION

AJD
ENGINEERING
P (360) 770-1746
F (360) 766-6013
allen@ajdengineering.com

TRANSPAC
MARINAS

P.O. BOX 1169
ANACORTES
WASHINGTON
U.S.A. 98221
(360) 283-8888

DATE:	JOB NO.	SHEET: OF	REVISED:
		XX-12 12	
DRAWN BY:		CHECKED BY:	APPROVED BY:
		AJD	DJJ

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DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, SEATTLE DISTRICT
P.O. BOX 3755
SEATTLE, WASHINGTON 98124-3755

Regulatory Branch

August 12, 2019

Mr. John Lunsford
City of Anacortes
Parks and Recreation Department
PO Box 547
Anacortes, Washington 98221

Reference: NWS-2019-475
City of Anacortes
(Washington Park Float
Replacement)

Dear Mr. Lunsford:

We have reviewed your application to perform maintenance activities involving removing two steel piles and installing three 12-inch diameter steel piles via barge mounted vibratory driver at Washington Park in Guemes Channel at Anacortes, Skagit County, Washington. Based on the information you provided to us, Nationwide Permit (NWP) 3, *Maintenance* (Federal Register January 6, 2017, Vol. 82, No. 4), authorizes your proposal as depicted on the enclosed drawings dated August 12, 2019.

In order for this authorization to be valid, you must ensure the work is performed in accordance with the enclosed *NWP 3, Terms and Conditions* and the following special condition:

- a. In order to meet the requirements of the Endangered Species Act (ESA) and Magnuson-Stevens Fishery Conservation and Management Act (MSA) *Phase I* programmatic consultation (National Marine Fisheries Service (NMFS) Reference Number 2005-07506; U.S. Fish and Wildlife Service (USFWS) Reference Number 01EWF00-2015-I-0104), you must implement and abide by the Specific Project Information Form for Piling Replacement dated May 23, 2019. In addition, you must comply with the relevant conservation measures in the *General Implementation Conditions* available on the U.S. Army Corps of Engineers (Corps) website (Permit Guidebook, Endangered Species, Programmatic Consultations, Various activities throughout Washington State typically authorized by a Nationwide Permit). Failure to comply with the commitments made in this document constitutes non-compliance with the ESA and your Corps permit. If you cannot comply with the terms and conditions of this programmatic consultation, you must, prior to commencing construction, contact the Corps, Seattle District, Regulatory Branch for an individual consultation in accordance

with the requirements of the ESA and/or the Magnuson-Stevens Fishery Conservation and Management Act. The USFWS/NMFS is the appropriate authority to determine compliance with the ESA.

b. In order to meet the requirements of the Endangered Species Act you may conduct the authorized activities from July 16 through February 15 in any year this permit is valid. You shall not conduct work authorized by this permit from February 16 through July 15 in any year this permit is valid.

c. Incidents where any individuals of fish species, marine mammals and/or sea turtles listed by National Oceanic and Atmospheric Administration Fisheries (NOAA Fisheries) under the Endangered Species Act appear to be injured or killed as a result of discharges of dredged or fill material into waters of the U.S. or structures or work in navigable waters of the U.S. authorized by this Nationwide Permit verification shall be reported to NOAA Fisheries, Office of Protected Resources at (301) 713-1401 and the Regulatory Office of the Seattle District of the U.S. Army Corps of Engineers at (206) 764-3495. The finder should leave the animal alone, make note of any circumstances likely causing the death or injury, note the location and number of individuals involved and, if possible, take photographs. Adult animals should not be disturbed unless circumstances arise where they are obviously injured or killed by discharge exposure or some unnatural cause. The finder may be asked to carry out instructions provided by NOAA Fisheries to collect specimens or take other measures to ensure that evidence intrinsic to the specimen is preserved.

We have reviewed your project pursuant to the requirements of the Endangered Species Act, the Magnuson-Stevens Fishery Conservation and Management Act and the National Historic Preservation Act. We have determined this project complies with the requirements of these laws provided you comply with all of the permit general and special conditions.

The authorized work complies with the Washington State Department of Ecology's (Ecology) Water Quality Certification (WQC) requirements and Coastal Zone Management (CZM) consistency determination response for this NWP. No further coordination with Ecology for WQC and CZM is required.

Guemes Channel is a water of the U.S. The Section 10 jurisdictional boundaries are shown on the enclosed permit drawings. If you believe these boundaries are inaccurate, you may request a preliminary or approved jurisdictional determination (JD). If one is requested, please be aware that we may require the submittal of additional information to complete the JD and work authorized in this letter may not occur until the JD has been completed.

Our verification of this NWP authorization is valid until March 18, 2022, unless the NWP is modified, reissued, or revoked prior to that date. If the authorized work has not been completed by that date and you have commenced or are under contract to commence this activity before March 18, 2022, you will have until March 18, 2023, to complete the activity under the enclosed terms and conditions of this NWP. Failure to comply with all terms and conditions of this NWP verification invalidates this authorization and could result in a violation of Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act. You must also obtain all local, State, and other Federal permits that apply to this project.

Upon completing the authorized work, you must fill out and return the enclosed *Certificate of Compliance with Department of the Army Permit*. Thank you for your cooperation during the permitting process. We are interested in your experience with our Regulatory Program and encourage you to complete a customer service survey. These documents and information about our program are available on our website at www.nws.usace.army.mil, select "Regulatory Branch, Permit Information" and then "Contact Us." If you have any questions, please contact me at ronald.j.wilcox@usace.army.mil or (206) 316-3893.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ron Wilcox", is positioned above the printed name.

Ron Wilcox, Senior Project Manager
Regulatory Branch

Enclosures

EXHIBIT #02:

GIS MAP & ASSESSOR'S INFORMATION

2609

PUGET WY

R2

SUNSET AVE

6300

P

6410

LOOP RD

R4A

6110



Details for Parcel: P31551



Jurisdiction: ANACORTES

Zoning Designation: Please contact the city of ANACORTES for ANACORTES zoning information.

[Recorded Documents](#) Documents scanned and recorded by the Auditor's office[Excise Affidavits](#) Document scans of excise affidavits

Parcel Number P31551	XrefID 350121-0-007-0006	Quarter 21	Section 35	Township 01	Range 01
Owner Information CITY OF ANACORTES PO BOX 547 ANACORTES, WA 98221		Map Links Open in iMap Assessor's Parcel Map: PDF DWF			
Current Legal Description Abbreviation Definitions (17.8900 ac) LT 3					

2018 Values for 2019 Taxes* Exemption

Building Market Value \$166,200.00
 Land Market Value +\$1,398,400.00
 Total Market Value \$1,564,600.00
 Assessed Value \$1,564,600.00
 Taxable Value \$.00

Sale Information

Deed Type
 Sale Date
 Sale Price \$.00

2019 Property Tax Summary

2019 Taxable Value \$.00
 General Taxes \$.00
 Special Assessments/Fees
 Total Taxes \$.00

* Effective date of value is January 1 of the assessment year (2018)

Legal Description at time of Assessment

*Land Use	(760) PARKS				WAC 458-53-030
Neighborhood	(6EL3PLND) ALL COUNTY EXEMPT PUBLIC LAND				
Levy Code	0900	Fire District			
School District	SD103	Exemptions		City Owned	
Utilities	*WTR-P	Acres		17.89	

Improvement 1 Attributes Summary

Building Style	COMMERCIAL REAL PROPERTY				
Year Built		Foundation			
Above Grade Living Area		Exterior Walls			
Finished Basement		Roof Covering			
*Total Living Area		Heat/Air Conditioning			
Unfinished Basement		Fireplace			
*Total Garage Area		Bedrooms			
Bathrooms					

For additional information on individual segments see Improvements tab

* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

EXHIBIT #03:

NEIGHBORHOOD MEETING NOTICE, NOTICE OF APPLICATION & HEARING



NEIGHBORHOOD MEETING:

A neighborhood meeting will be held at **6:00 PM on Wednesday, July 31, 2019, in the City of Anacortes' Senior Activity Center located at 1701 22nd Street, Anacortes, Washington**, concerning the applicant's proposed development. The City of Anacortes' Parks and Recreation Department is proposing replacing the public boat launch /dock located at Washington Park. The existing dock and pilings will be removed and replaced with a new dock and associated pilings within the existing footprint. The subject property is located in the Public Use (P) Zoning District.

Applicant & Landowner: City of Anacortes, Parks & Recreation Department, 904 6th Street, Anacortes, WA 98221; Phone: (360) 293-1918

Project Location: The project site is located near 6300 Sunset Avenue, Anacortes, Washington within a portion of Section 21; Township 35 North; Range 01 East; Willamette Meridian.

Parcel(s) Numbers Involved: P31551

Required Project Permits/Approvals: The following permits /approvals may be required as part of the proposed development: Shoreline Permit, SEPA environmental review, and a building permit. At this time however, this just concerns a neighborhood meeting.

For Project Information: Kevin Cricchio, AICP, ISA, WPIT, Senior Planner; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: July 17, 2019

Publish: July 17, 2019



NOTICE OF APPLICATION & HEARING USING 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 replacement of the existing public boat launch /dock located at Washington Park. The existing dock and pilings will be removed and replaced with a new dock and associated pilings within the existing footprint. The subject property is located in the Public Use (P) Zoning District.

File Number: SDP-2019-0003

Subject Parcels #: P31551

Date of Application: July 9, 2019

Date of Completeness: July 31, 2019

Applicant & Landowner: Parks & Recreation Dept., City of Anacortes, 904 6th Street, Anacortes, WA 98221

Project Location: The project site is located near 6300 Sunset Avenue, Anacortes, Washington within a portion of Section 21; 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 August 30, 2019.** 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, and a building permit

Preliminary Determination of Consistency: At this time, no determination of consistency with City of Anacortes plans, regulations, or standards has been made. 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, Floodplain Habitat Assessment, Programmatic ESA Consultation

Pre-Decision Open-Record Public Hearing: A pre-decision open-record public hearing to make a decision on the application will be held by the **Planning Commission at 6:00 PM on September 11, 2019.** The Planning Commission will conduct a **site visit onsite at 3:00 PM prior to the hearing.** The hearing will be held at city hall's council chambers located at 904 6th Street, Anacortes, WA.

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the City of Anacortes PCED at the address listed below. E-mailed comments must include a return (USPS) mailing address in order for the sender to be considered a party of record. Questions about this proposal, requests to receive future notices of hearings and/or the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the City of Anacortes PCED located at 904 6th Street, Anacortes, WA 98221. A decision on this application will be made within 120 days from the date of completeness.

For Project Information: Kevin Cricchio, AICP, ISA, WPIT, Senior Planner; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: July 31, 2019

Date Published: July 31, 2019

EXHIBIT #04:

PUBLIC COMMENTS RECEIVED

No public comments have been received to date.

EXHIBIT #05:

AGENCY & DEPARTMENT COMMENTS RECEIVED

From: [Frisinger, Rob](#)
To: [Cricchio, Kevin](#)
Subject: RE: SDP-2019-0003, WA Park Dock & Float Replacement
Date: Wednesday, July 31, 2019 10:26:49 AM

[Looks good from the building department side.](#)

From: Cricchio, Kevin

Sent: Wednesday, July 31, 2019 10:12 AM

To: Pater, David (ECY) ; 'sepaunit@ecy.wa.gov' ; 'SEPA (DAHP)' ; Development Review Group ; robert.warinner@dfw.wa.gov; Reaves, Marcus A (DFW) ; 'dennis.clark@dnr.wa.gov' ; Brandon Black ; Brenda Treadwell ; 'Sarah Tchang' ; 'Wilcox, Ronald J CIV USARMY CENWS (US)' ; Larry Campbell ; jjefferson@swinomish.nsn.us; 'thyatt@skagitcoop.org' ; Jackie Ferry ; sschuyler@UPPERSKAGIT.com; Jenkins Dossen

Subject: SDP-2019-0003, WA Park Dock & Float Replacement

7-31-19

RE: SDP-2019-0003, WA Park Dock & Float Replacement

Good morning all. The Parks & Recreation Department has applied for a shoreline substantial development permit (SSDP) to permit the replacement of the public boat launch /dock/ floats located at Washington Park. The existing dock and pilings will be removed and replaced with a new dock and associated pilings within the existing footprint. The subject property is located in the Public Use (P) Zoning District. SEPA environmental review is also required. Please have any comments /requirements to me **by 5:00 PM on August 30, 2019.** See the attached PDF.

Kevin Cricchio, AICP, ISA, WPIT | Senior Planner | Certified Arborist
Planning, Community & Economic Development Dept.

City of Anacortes | P.O. Box 547 | 904 6th Street | Anacortes, WA 98221
360.293.1937 (work) | kevinc@cityofanacortes.org | www.cityofanacortes.org

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56.



Anacortes Planning, Community & Economic Development Dept.

Permit Center

P.O. Box 547, Anacortes, WA 98221-0547

Don Measamer, *Director of Planning, Community and Economic Development*

PH (360) 299-1984

FAX (360) 293-1938

DEPARTMENT / AGENCY COMMENT FORM:

July 31, 2019

RE: SDP-2019-0003, Replacement of public boat launch /dock/ floats at Washington Park;
Parcel #: P31551

From: Kevin Cricchio, Senior Planner; City of Anacortes; 904 6th Street, P.O. Box 547,
Anacortes, WA 98221; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org

Description of Subject Proposal:

The applicant has applied for a shoreline substantial development permit (SSDP) to permit the replacement of the public boat launch /dock/ floats located at Washington Park. The existing dock and pilings will be removed and replaced with a new dock and associated pilings within the existing footprint. The subject property is located in the Public Use (P) Zoning District. SEPA environmental review is also required. Please have any comments /requirements to me **by 5:00 PM on August 30, 2019.**

Applicant & Landowner:

City of Anacortes
Parks & Recreation Department
904 6th Street
Anacortes, WA 98221

Conditions &/or Requirements:

NO PUBLIC WORKS ISSUES. ANY LANDWARD DISTURBING ACTIVITIES
WILL REQUIRE AN EROSION AND SEDIMENTATION PLAN -
MEETING MINIMUM REQUIREMENT #2

Signature:

Dept. / Agency Name:

Pw & C. Cons

DATE:

07.31.19



Development Review Group (DRG)

Name of Applicant: COA Parks & Rec Dept

Brief Description: Replacement of public boat launch dock at Wa Park

Please initial if approved and/or include your comments:

Street Department: B.L.

Comments:

OK

Water Department: TSU

Comments:

OK

Solid Waste: mk

Comments:

OK

Sandi Andersen: SA

Comments:

From: [Nemeth, Terry](#)
To: [Cricchio, Kevin](#)
Subject: RE: SDP-2019-0003, WA Park Dock & Float Replacement
Date: Wednesday, July 31, 2019 10:36:53 AM

No issues

Thanks

From: Cricchio, Kevin

Sent: Wednesday, July 31, 2019 10:12 AM

To: Pater, David (ECY) ; 'sepaunit@ecy.wa.gov' ; 'SEPA (DAHP)' ; Development Review Group ; robert.warinner@dfw.wa.gov; Reaves, Marcus A (DFW) ; 'dennis.clark@dnr.wa.gov' ; Brandon Black ; Brenda Treadwell ; 'Sarah Tchang' ; 'Wilcox, Ronald J CIV USARMY CENWS (US)' ; Larry Campbell ; jjefferson@swinomish.nsn.us; 'thyatt@skagitcoop.org' ; Jackie Ferry ; sschuyler@UPPERSKAGIT.com; Jenkins Dossen

Subject: SDP-2019-0003, WA Park Dock & Float Replacement
7-31-19

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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*

August 28, 2019

Kevin Cricchio
Planning, Community & Economic Development Department
City of Anacortes
P.O. Box 547
Anacortes, WA 98221-0547

**Re: Replacement of Public Boat Launch/Dock/Floats at Washington Park
File# SDP-2019-0003, Ecology SEPA# 201904341**

Dear Kevin Cricchio:

Thank you for the opportunity to provide comments on the **Replacement of Public Boat Launch/Dock/Floats at Washington Park**. Based on review of the State Environmental Policy Act (SEPA) checklist associated with this Project, the Department of Ecology (Ecology) has the following comments:

There are two contaminated sites listed on Ecology's database within a one-mile radius of this location. Information regarding each of the sites is provided below.

Skyline Marina (Facility Site ID No.: 85847599; Cleanup Site ID No.: 6773) at 2011 Skyline Avenue is approximately 0.4 mile southeast of this location. This site received a No Further Action determination in 2006.

The Washington Department of Transportation Anacortes Ferry Terminal (Facility Site ID No.: 9143392; Cleanup Site ID No.: 7831) at 2100 Ferry Terminal Road is approximately 0.75 mile northeast of this location. Total petroleum hydrocarbons in the diesel range at concentrations above cleanup levels have been confirmed in soil and ground water at this site. The status of this site is 'Cleanup Started'.

Neither of these sites is likely 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: Kevin Cricchio, kevinc@cityofanacortes.org

ecc: Heather Vick, Ecology

EXHIBIT #06:

ISSUED SEPA MDNS



Anacortes Planning, Community & Economic Development Dept.

Permit Center

P.O. Box 547, Anacortes, WA 98221-0547

Don Measamer, *Director of Planning, Community and Economic Development*

PH (360) 293-1907

FAX (360) 293-1938

STATE ENVIRONMENTAL POLICY ACT (SEPA)

Mitigated Determination of Non-Significance (MDNS)

PROJECT NAME:

Washington Park Boat Launch Float Replacement Project

FILE NUMBER:

SDP-2019-0003

APPLICANT & LANDOWNER:

Parks & Recreation Department

City of Anacortes

904 6th Street

Anacortes, WA 98221

PROJECT LOCATION:

The project site is located near 6300 Sunset Avenue, Anacortes, Washington within a portion of Section 21; Township 35 North; Range 01 East; Willamette Meridian.

SUBJECT PARCELS INVOLVED:

P31551

SUBJECT PROPOSAL:

The applicant has applied for a Shoreline Substantial Development Permit (SSDP) to permit the replacement of the existing public boat launch /dock located at Washington Park. The existing dock and pilings will be removed and replaced with a new dock and associated pilings within the existing footprint. The subject property is located in the Public Use (P) Zoning District.

PERMITS REQUIRED:

The following may be required in addition to the above: SEPA environmental review, and a building permit.

EXISTING ENVIRONMENTAL DOCUMENTS:

JARPA, Floodplain Habitat Assessment, Programmatic ESA Consultation

ZONING DISTRICT:

The subject property is located in the Public Use Zoning District of the City of Anacortes.

CRITICAL AREAS:

The applicant submitted a "Floodplain Habitat Assessment (FHA). This FHA evaluated potential impacts from the project to Endangered Species Act (ESA) endangered and threatened species and their habitat. The FHA also lists recommended best management practices (BMPs). These BMPs have been made as a condition of approval below.

The dock replacement will occur within the existing footprint of the existing dock / boat launch located at Washington Park. Proposed development will not extend further into Guemes Channel.

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.

Per the FHA, minimal impacts will result from this project resulting in an effects determination of: may affect but not likely to adversely affect.

LEAD AGENCY:

City of Anacortes' Department of Planning, Community & Economic Development. The lead agency for this proposal has determined that this project does not have a probable adverse impact on the environment provided that the conditions set out below are satisfied. An environmental impact statement (EIS) is not required under RCW § 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

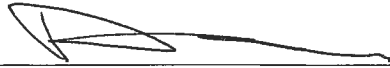
MITIGATION MEASURES:

1. Prior to work beginning, the applicant/landowner shall obtain all required local, state, and federal permits.
2. If any artifacts or human remains are found upon excavation, the Samish Indian Nation; the Swinomish Indian Tribal Community; 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 all 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.
3. Development shall comply with the Best Management Practices (BMPs) that are listed in the Floodplain Habitat Assessment (FHA) that was prepared by GeoEngineers dated July 9, 2019.

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.

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: September 03, 2019

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:

Appeals of this environmental determination may be made per the procedures outlines in AMC Chapter 18.04 and 19.20. Additional information regarding the appeal process may be obtained from the City of Anacortes Planning, Community, and Economic Development Department, (360) 299-1984.