ANACORTES PLANNING COMMISSION

APRIL 27, 2016

Municipal Building Council Chambers

6th Street and "Q" Avenue

AGENDA

6 P.M.

1. **Roll Call**

2. **Minutes of April 13, 2016**

3. **Correspondence**

4. **Old Business**
   No Old Business

5. **New Business**
   a. **Public Hearing: Port of Anacortes Diesel Generator, Shoreline Substantial Development Permit, SDP-2016-0001**

If reasonable accommodation of a disability is needed please contact Cherri Kahns at 299-1950 at least 48 hours prior to this meeting.

Draft - Planning Commission Meeting
Minutes for – April 13, 2016

Chair Laumbattus called the Meeting of April 13, 2016 to order at approximately 6 p.m.

Roll Call

Commissioners Present: Moffitt, Oppel, Laumbattus, McNett Pollard, Cleland-McGrath and Farnsworth.

Minutes

Minutes of March 9, 2016 and March 23, 2016 were approved as read.

Correspondence

No correspondence was presented.

New Business

Leeward Landing Final Replat/PUD Application

Ms. Libby Grage, Planning Manager, presented the Leeward Landing Final Replat/PUD Application to the Commissioners. Ms. Grage reminded the Commissioners that this final plat Planned Unit Development/Replat application was originally heard before the Commissioners at an open public hearing on May, 2015. The City Council did issue preliminary plat and PUD approval for the project on July 6, 2015 subject to 41 conditions of approval. This was a replat and Planned Unit Development including vacation of a portion of Minnesota Ave undeveloped right of way. Following the preliminary approval by City Council, several construction plans were submitted to staff and approved by the Public Works Department and the applicant then constructed project infrastructure including curb, gutter, sidewalk and landscaping along Oakes Avenue. The contractors also installed a private internal access road and utilities. The Public Works Department and the Fire Marshall have been on site and inspected all the improvements and recommend approval of the final plat application subject to submittal of a two year maintenance bond prior to recording of the plat. The Planning Commission is asked to make a recommendation of approval or disapproval as to compliance of the conditions of preliminary plat approval that were set by City Council.

Commissioner Pollard asked whether the additional planting on the bluff had been completed to which Ms. Grage provided it had been completed the day before and staff has not had a chance to go to the site.

Commissioner Oppel expressed concern about the steep hazardous bank and who would be responsible for the bank stability after the lots are sold. Mr. Measamer provided that conditions require a geologically hazardous area covenant be recorded on the property which is currently being developed. Ms. Darcy Swetnam, City Attorney, provided that City staff, the applicant and

their counsel have agreed to the terms of the geologically hazardous area covenant which is designed to address those issues and be responsive to that condition. Commissioner Oppel asked if every property owner will have to agree to the covenant to which Ms. Swetnam provided that each property owner will not have to agree but this will be recorded with each parcel.

With no further questions, Commission Pollard made a motion that the Planning Commission recommend approval of the final plat application to the City Council, subject to the submittal by the applicant of a 5-year bond or other acceptable security regarding maintenance and monitoring of slope vegetation, and submittal of a 2-year maintenance bond for public improvements, as recommended by staff, prior to recording of the plat; motion seconded by Commissioner McNett. Vote called was unanimous in favor of motion.

With no further business, Chair Laumbattus called the meeting to a close at approximately 6:10 p.m.

DRAFT

Planning Commission Agenda Bill

Meeting Date: 4/27/2016 **Agenda Item**: 5a

Subject: Main Port Office Security Improvements, SDP-2016-0001

Staff Contact: Kait Nelson, Associate Planner

Approved for Submittal to Commission by	
X	Don Measamer, Director

Action Type	
X	Public Hearing
X	Discussion
X	Action

Summary & Background: At 6:00 PM on April 27, 2016, the Planning Commission will conduct an open-record public hearing regarding a shoreline substantial development permit to install a generator as backup power for proposed security cameras.

Recommendation: The Department of Planning, Community, and Economic Development recommends that the Planning Commission approve subject shoreline permit subject to the staff's suggested conditions of approval.

Attachments: Staff Report, Exhibits, and Recommended Findings of Fact and Conclusions of Law

Planning Commission Hearing Exhibits:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit 1	Staff Report & Recommended Findings of Fact, Conclusions of Law, & Decision for Planning Commission
Exhibit 2	Master Permit Application
Exhibit 3	JARPA Application
Exhibit 4	Notice of Application & Hearing
Exhibit 5	Agency & Department Comments Received
Exhibit 6	Mounting Plan & Site Plan
Exhibit 7	SEPA Exemption Letter

Exhibit 1

Staff Report & Recommended Findings of Fact, Conclusions of Law, & Decision for Planning Commission

STAFF REPORT & RECOMMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, & DECISION FOR PLANNING COMMISSION:

Open-Record Public Hearing Date:	Wednesday, April 27th, 2016, @ 6:00 PM
File Number:	SDP-2016-0001
Project Title:	Main Port Office Security Improvements, Shoreline Permit
Project Location:	100 Commercial Avenue, Anacortes, WA 98221
Applicant & Landowner:	Port of Anacortes 100 Commercial Avenue Anacortes, WA 98221
Project Planner:	Kait Nelson, Associate Planner City of Anacortes 904 6th Street Anacortes, WA 98221
Subject Parcels:	P32866
Subject Proposal:	The applicant has applied for a shoreline substantial development permit (SSDP) to permit a 125 kW diesel powered generator located on Pier 1 which would provide backup power for security surveillance to the Port's Pier 1 and Curtis Wharf docks and main office.
Subject Description:	The port proposes to install surveillance cameras, which will be connected to a hardware server, with power provided to it by the diesel powered generator, the subject of this application. The generator will be installed above grade on a fixed concrete pad behind the fence line in front of Warehouse 4 and will increase Port resilience and recovery capabilities. The standby generator mounting, concrete pad will be connected with reinforcement to the existing parking lot. Additionally, it will include a self-containment tank and a secondary containment tank with a leak detection system.

Existing Land Use: Pier 1 is currently being used to support the adjacent Dakota Creek Industries shipyard, provides vessel moorage for other users, and houses the Port's main office and woodshop. The adjacent properties are owned by the Port of Anacortes and used for manufacturing and shipping.

Current Zoning & Comprehensive Plan Designation: Manufacturing/Shipping (MS) Zoning

Surrounding Zoning & Land Uses:

	Zoning:	Land-Use:
North:	N/A	Guemes Channel
South:	Shipping/Manufacturing	Manufacturing
East:	Shipping/Manufacturing	Manufacturing
West:	N/A	Fidalgo Bay

Shoreline Environment/ Designation: Urban Maritime & Aquatic

DRAFT FINDINGS OF FACT:

I. GENERAL BACKGROUND:

1.1 On February 11th, 2016, the City of Anacortes' Department of Planning, Community, & Economic Development received the subject shoreline permit application from the applicant.

1.2 The subject application was reviewed and deemed complete on March 2nd, 2016.

1.3 The project site is located in the City of Anacortes' Manufacturing/Shipping (MS) Zoning District.

1.4 The site plan associated with the proposed generator is marked as **Exhibit 6.**

1.5 The project site is within 200 hundred feet of a shoreline of the state and thus is subject to shoreline permitting per the State of Washington's Shoreline Management Act and the City of Anacortes' Shoreline Master Program.

1.6 The subject proposal is located within the "Urban Maritime" shoreline environment/designation of the City of Anacortes' 2010, Shoreline Master Program.

II. NOTICE OF APPLICATION & PUBLIC HEARING:

2.1 Public notice (Notice of the application and hearing) is required to be mailed to property owners within 300-feet, posted on-site (along with city hall, at the U.S. Post Office, and at the library) and published in the newspaper according to AMC 18.16.050.

Accordingly, notice of application & hearing was published in the Anacortes American newspaper on March 2nd, 2016. Additionally, the subject property was posted with Public Notice Signage in two (2) areas on February 26th, 2016. Notice was also posted at the library, post office, and city hall on February 26th, 2016.

It was not necessary to mail to property owners within 300 feet of the project site because surrounding property is owned by the Port of Anacortes.

Notice of application and hearing was provided to agencies /department of jurisdiction on February 29th **(See Exhibit 4)** thus providing an opportunity to provide comment on the subject shoreline permit.

Both the notice of the application and public hearing was provided consistent with the requirements according to AMC § 18.16.050 and § 17.62.010

2.2 Agencies and city departments of jurisdiction have reviewed the application and department recommendations, if any, are incorporated into the recommended project conditions. All applicable ordinances and standards will apply when the site plan accompanies a Building Permit application. All departments will impose those standards through the Plan Review process. It is noted that additional issues will be addressed in City staff's review of the building permit application that was recently submitted from approval, if granted, of this shoreline permit application.

2.3 The 30-day public comment period for the project's Notice of application & hearing ended at 5:00 PM on Monday April 4th, 2016. However, comment was accepted up until the close of the open-record public hearing. Any comment(s)

received from agencies & departments can be referenced in **Exhibits 5**. No public comments have been received as of the writing of this report.

2.4 According to AMC § 18.16.100(B)(2) "For each shoreline substantial development/conditional use/variance permit application an open-record public hearing shall be held before the planning commission. For project improvements valued at less than one million dollars on project sites less than three acres in size, the planning commission may approve, approve with conditions, or deny the permit unless an appeal of the planning commission's action is filed." The total cost or fair market value of the project is estimated to be $233,489 in value and is on less than 3-acres. Therefore, the Planning Commission has decision-making authority for the subject shoreline permit application.

2.5 The Planning Commission held an open-record public hearing on April 27th, 2016 at 6 PM. The Department of Planning, Community and Economic Development (PCED) was represented by Kait Nelson, Associate Planner and Don Measamer, Planning Director.'

2.6 At the conclusion of the public hearing, the Planning Commission deliberated and voted to **recommend approval, approve subject to conditions, or deny** the subject shoreline permit.

III. STATE ENVIRONMENTAL POLICY ACT:

3.1 The Port of Anacortes acted as the SEPA lead agency and determined that this project is categorically exempt from SEPA review based on the criteria described in WAC 197-11-800 (23)(c), on February 8th, 2016 (Exhibit 7).

IV. SHORELINE MANAGEMENT ACT & SHORELINE MASTER PROGRAM:

4.1 The subject proposal lies within 200 feet of a shoreline of statewide significance. Therefore, conformance with the City of Anacortes' 2010, Shoreline Master Program and the State of Washington's Shoreline Management Act is applicable.

4.2 The subject property is located in the "Urban Maritime" shoreline environment /designation of the 2010, Shoreline Master Program of the City of Anacortes.

4.3 As described in the Shoreline Master Program 5.11, the purpose of the "Urban Maritime" designation is to preserve a variety of water dependent, water-oriented, and water-related public, commercial and industrial uses such as those associated with the Port of Anacortes.

4.4 The proposed generator is a minor accessory utility to the Industrial and Port Facilities, which are classified as water-dependent.

4.5 The proposed generator requires obtaining an approved Shoreline Substantial Development Permit per WAC 173.27.040.

4.6 According to the Shoreline Master Program DR- 9.5.5(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.

4.7 Please see Chapter 8.6 of the Shoreline Master Program for policies and regulations for Industrial and Port Facilities. This is including but not limited to section (C)(e) which regulates adequate provisions for fire and safety hazards.

4.8 Please see Chapter 8.14 of the Shoreline Master Program for policies and regulations associated with utilities.

4.9 The project meets the setback requirements as an appurtenance to a water-dependent structure. According to Table 5.2 of the 2010, Shoreline Master Program, the setback in the "Urban Maritime" designation for water-dependent structures above the Original High Water Mark (OHWM) is zero (0) feet.

4.10 The subject proposal **is/is not** consistent with the State of Washington's Shoreline Management Act and City of Anacortes' 2010, Shoreline Master Program and development regulations listed therein for developments within the "Urban Maritime" shoreline environment/designation.

V. 2012 COMPREHENSIVE PLAN:

5.1 *The following goals from the City of Anacortes' Comprehensive Plan appear to be applicable to the subject proposal:*

5.2 Manufacturing Goal 2: In shoreline areas with deep water access encourage and support water dependent and water related uses such as manufacturing, shipping, moorage, navigation, cargo handling and storage, fish processing, and ship/boat construction and repair.

5.3 General City Goal 3: Transportation. Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

5.4 The subject proposal **is/is not** consistent with the goals of the Growth Management Act and City's Comprehensive Plan listed above.

VI. ZONING ORDINANCE/CODE:

6.1 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.

6.2 The subject property is located in the Manufacturing/Shipping (MS) Zoning District.

6.3 Pursuant to AMC § 17.17.010, the purpose of the manufacturing and shipping district is to accommodate manufacturing and shipping uses that can utilize the deep waters of the Guemes Channel. Secondarily, the MS district provides for uses supplementary to and compatible with the primary uses.

6.9 The subject proposal **is/is not** consistent with the above development regulations. The proposed land use is permitted in the underlying zoning district.

VII. CONCLUSIONS OF LAW:

7.1 The requirements of the State Environmental Policy Act have been complied with.

7.2 The public notice requirements of the Shoreline Management Act have been complied with.

7.3 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.

7.4 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.

VIII. STAFF RECOMMENDATION:

The Department of Planning, Community, and Economic Development recommend that the subject shoreline substantial development permit be approved by the Planning Commission subject to the suggested conditions of approval that are listed below.

IX. 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 **approves/approves with conditions/denies** the shoreline substantial development permit, subject to the following conditions of approval:

1. The scope of the project shall not exceed that as set-out in the shoreline substantial development permit application (including attachments), and in accordance with the determinations made and conditions imposed. **Exhibit 6** shall be the approved site plan.

2. The project shall comply with all applicable Shoreline Master Program regulations, including but not limited to, Chapter 5, *Shoreline Environments & Associated Policies and Regulations*, Chapter 6, *Environmental Protection General Regulations*, and Chapter 8, *Specific Use Policies and Development Regulations.*

3. A building permit with the City of Anacortes' shall be secured prior to work.

4. The applicant shall be responsible for reimbursement to the City for the cost of posting, mailing and publication of the public hearing for this proposal. Payment shall be made prior to building permit issuance.

5. Noise levels are not to exceed those standards as established by the state pursuant to Chapter 70.107 RCW and contained in Chapter 173.60 WAC.

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 _____
Marty Laumbattus, Planning Commission Chair

APPEALS:
Appeals shall be filed in accordance with AMC § 18.16.100 and/or § 18.16.110, as applicable.

Exhibit 2

Master Permit Application

City of Anacortes – Planning, Community, and Economic Development
906 – 6th Street, P.O. Box 547, Anacortes, WA 98221-0547

MASTER PERMIT APPLICATION

1.

	Applicant	Contact Person (if different)
Name:	Port of Anacortes	Sarah Tehang
Mailing Address:	100 Commercial Ave.	
City, State, Zip:	Anacortes, WA 98221	
Phone#:	360-299-1807	
Fax#:	360-293-9608	
E-mail:	sarah@portofanacortes.com	

2. Applicant's Interest to Property (check one)
☒ Owner ☐ Contract Purchaser ☐ Lessee ☐ Other (specify)_____

3. All Persons/Firms having an ownership interest in the property:
Name: Port of Anacortes Phone#_____
Address:_____
Name:_____ Phone#_____
Address:_____
Name:_____ Phone#_____
Address:_____

4. General location of property (including nearest intersection): SEC: 18 TWP: 35 RNG: 02
northern most property on Commercial Avenue, intersection of Commercial Ave & 2nd St
*By submittal of this application, the property owner/applicant grants permission for public officials at the City of Anacortes to enter the subject property, if necessary, for the purpose of site inspection.

5. Attach legal description of property. (If recording of legal description is required, the format MUST comply with Recording Requirements.) (1.3000 ac) ANACORTES TIDE LANDS TR 2 & 3 PL 9 TGW PTN VAC Q AVE ADJ ORD #1728

6. List all Property Tax Account Numbers involved in this application (Attach separate pages if necessary):
P32866 tax exempt

7. Approximate acreage: 1.30 8. Present zoning: MS

9. Present use of property: office space / community events center
Pier

10. Source of water supply and sewer supply: City of Anacortes

11. Permits requested from City:

☐ Annexation	☐ Rezone	
☐ Boundary Line Adjustment	☐ Shoreline Exemption	
☐ Binding Site Plan	☐ Shoreline Management Conditional Use Permit	
☐ Conditional Use Permit	☒ Shoreline Management Substantial Development	
☐ Comprehensive Plan Amendment	☐ Shoreline Variance	
☐ Planned Unit Development	☐ Short Plat	
☐ Plat Modification	☐ Special Use	
☐ Preliminary Plat	☐ Variance	☐Other:

12. Explain your request and ALL proposed uses included in this proposal: Seven surveillance cameras for marine terminals at Pier 1 and Curtis Wharf will be installed. NVR Server will be located at the Main Port Office. A stationary generator / automatic transfer switch will be installed to ensure continuous Port maritime operations, security, & vital communication in the event of a catastrophic failure.

PLEASE FILL IN ALL APPLICABLE SECTIONS

FOR REZONES:

13. Requested zoning:

14. Comprehensive Plan designation:

15. Has anyone applied for a rezone of this property within the last five years?
If yes, who? Year?

FOR SUBDIVISIONS (PLATS):

16. Plat Name: 17. Number of Lots:

FOR SHORT SUBDIVISIONS (SHORT PLATS):

18. Number of Lots: 19. Duplex Lots Proposed:

FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT OR CONDITIONAL USE:

20. Total cost or fair market value (whichever is higher) of project (please state total value of all construction finishing work for which the permit will be issued, including all permanent equipment to be installed on the premises): $ 253,489

21. Construction dates for which permit is requested (month & year): Begin: March 1 2016
End: June 1 2016

22. Does the project require a Shoreline/Floodplain location? If yes, please explain why: NO

23. Water Body: Duwamish Channel 24. Shoreline Environment Designation: Urban Maritime

FOR VARIANCE (ZONING AND SHORELINE):

25. Code sections involved:

26. Description of variance requested:

A notarized affidavit 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 provided.

STATE OF WASHINGTON)
COUNTY OF SKAGIT
) ss

I (we) Daniel C. Worra, 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: _____
Property Owner

Subscribed and sworn to before me this 8th day of February, 2016

JULIENNE M. LINDSEY NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 7-24-16

_____
Notary Public in and for the State of WA
residing at Anacortes

STATE OF WASHINGTON)
COUNTY OF SKAGIT
) ss

I (we) Daniel C. Worra, 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 8th day of February, 2016

JULIENNE M. LINDSEY NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 7-24-16

_____
Notary Public in and for the State of WA
residing at Anacortes

Exhibit 3

JARPA Application

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]
Main Port Office Security Improvements Project # MRT-41

Part 2–Applicant

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

2a. Name (Last, First, Middle)			
Tchang, Sarah, Y			
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	N/A	360-293-9608	sarah@portofanacortes.com

[1] Additional 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.

[2] To access an online JARPA form with [help] screens, go to http://www.epermitting.wa.gov/site/alias__resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx.

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

Part 3–Authorized Agent or Contact

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

3a. Name (Last, First, Middle)			
N/A			
3b. Organization (If applicable)			
N/A			
3c. Mailing Address (Street or PO Box)			
N/A			
3d. City, State, Zip			
N/A			
3e. Phone (1)	**3f.** Phone (2)	**3g.** Fax	**3h.** E-mail
N/A	N/A	N/A	N/A

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)			
N/A			
4b. Organization (If applicable)			
N/A			
4c. Mailing Address (Street or PO Box)			
N/A			
4d. City, State, Zip			
N/A			
4e. Phone (1)	**4f.** Phone (2)	**4g.** Fax	**4h.** E-mail
N/A	N/A	N/A	N/A

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]

100 Commercial 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
NW	18	35N	02E

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)

Latitude: 48° 31' 19" N / Longitude: -122° 36' 49" W

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

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

P32866

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 Anacortes, WA 98221	All upland & in-water adjacent property

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]

Guemes Channel is directly north of the site

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]

Pier 1 is in direct contact with the Guemes Channel, and elevations vary under the pier as the seafloor slopes from the south to the north towards the channel. The substrate is cobbles, gravel and coarse sand; no vegetation is present.

5m. Describe how the property is currently used. [help]

Pier 1 is primarily used to support the adjacent Dakota Creek Industries shipyard, provides vessel moorage for other users and houses the Port's main office and woodshop.

5n. Describe how the adjacent properties are currently used. [help]

Adjacent properties are owned by the Port of Anacortes and are used for manufacturing and shipping.

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

Above ground: Port's main building for office space, transit shed for community use and pier for vessel moorage
Below ground: Piling for pier support

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

From North I-5, take exit 230/WA-20W towards Anacortes. Go through the Hwy 20 Spur light, turn right at the roundabout and follow it to the end of the road towards the Guemes Channel.

Part 6–Project Description

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

The Port of Anacortes proposes the installation of security surveillance equipment at the Port's Pier 1 and Curtis Wharf docks and main office.

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

The Port of Anacortes in 2014 obtained a federal grant from the Department of Homeland Security for the installation of security surveillance equipment at the Port's Pier 1 and Curtis Wharf docks and main office. The Port proposes to install seven (7) surveillance cameras; six (6) of the cameras will be installed on the exterior roofline of the main port office building, and one (1) camera will installed at Warehouse 4 adjacent to the Port's main office.

The proposed IP surveillance cameras will consist of panoramic, fixed and pan/tilt/zoom types. These cameras will be connected to a hardware server which will be installed as part of the Port's overall security systems network. Additionally, a 125 kw diesel generator will be installed to provide electrical power to the security system in the event of a utility power outage. The generator will be installed above grade on a fixed concrete pad behind the fence line in front of Warehouse 4 and will increase Port resilience and recovery capabilities, allowing maritime and security operations, including emergency communications with local law enforcement and U.S. Customs and Border Patrol, to continue without interruption. An automatic transfer switch will be installed between the generator and the main office electrical panel.

The proposed utility-related actions constitute the installation of these security improvements. The Port of Anacortes requires this work to utilize a Department of Homeland Security's federal grant which supports maritime transportation infrastructure security activities. These seven cameras along with the generator will provide full time video surveillance of both Pier 1 and Curtis Wharf docks. The Port is subject to the requirements of 33 CFR 105 which includes the detection and mitigation of dangerous substances and devices that may be brought onto a Maritime Transportation Security Act regulated facility. Additionally, this surveillance system will provide national security support for users since Curtis Wharf and Pier 1 are used periodically as moorage for both U.S. Navy as well as U.S. Coast Guard vessels.

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.

Pier 1 is located adjacent to the south shore of Guemes Channel and located within the 100-year flood plain. All pieces of equipment are an appurtenance to a permitted primary use, water oriented use and necessary for emergency services. A 125 kW diesel generator will be installed to provide electrical power to the security system in the event of a utility power outage. The generator will be installed above grade on a fixed concrete pad behind the fence line in front of Warehouse 4 and will meet code requirement UL 142. The standby generator mounting, concrete pad will be connected with reinforcement to the existing parking lot. Additionally, it will include a self-containment tank and a secondary containment tank with a leak detection system.

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: March 2016 End date: June 2016 ☐ See JARPA Attachment D

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

$233,489

6h. Will any portion of the project receive federal funding? [help]

- **If yes,** list each agency providing funds.

☒ Yes ☐ No ☐ Don't know

In 2014, the Port received a federal grant from the Department of Homeland Security for this project.

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 ☐ Not applicable

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

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

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

☐ Yes ☒ No

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

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

☐ Yes ☐ No ☒ Not applicable

No in-water work will be conducted for this project. All components of this project will take place above grade.

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
N/A	N/A	N/A	N/A
		( )	
		( )	

9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [help]

- **If Yes,** list the parameter(s) below.
- If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: http://www.ecy.wa.gov/programs/wq/303d/.

☒ Yes ☐ No

Guemes Channel: 2, 3, 7, 8- TCDD

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/services/gis/maps/wria/wria.htm 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.

☐ Rural ☐ Urban ☐ Natural ☐ Aquatic ☐ Conservancy ☒ Other Urban Maritime

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

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

Public waterway

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]

Federally listed or threatened species that could potentially occur in the Guemes Channel include the Puget Sound Chinook Salmon, Puget Sound Steelhead Trout, Coastal-Puget Sound Bull Trout, Marbled Murrelet, Southern Resident Orca, Bald Eagle, Bocaccio Rockfish, Yelloweye Rockfish and Canary Rockfish.

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]

N/A

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?

_____

☐ 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

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

Check the appropriate boxes:

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

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

Washington Department of Natural Resources:

☐ Aquatic Use Authorization

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

Washington Department of Ecology:

☐ Section 401 Water Quality Certification

FEDERAL GOVERNMENT

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

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

United States Coast Guard permits:

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

Part 11–Authorizing Signatures

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

11a. Applicant Signature (required) [help]

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

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

Sarah Tchang	[signature]	2/23/16
Applicant Printed Name	Applicant Signature	Date

11b. Authorized Agent Signature [help]

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

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.

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.

Jill Brownfield	[signature]	2/23/16
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: ENV-019-09 rev. 09/2015

Exhibit 4

Notice of Application & Hearing

NOTICE OF APPLICATION & PUBLIC HEARING:

NOTICE IS HEREBY GIVEN: The applicant has applied for a Shoreline Substantial Development Permit (SSDP) to permit a diesel powered generator located on Pier 1 which would provide backup power for security surveillance to the Port's Pier 1 and Curtis Wharf docks and main office. The subject property is located at 100 Commercial Avenue and is located in Manufacturing /Shipping Zoning District and in the Urban Maritime Shoreline Environment.

FILE NUMBER: SDP-2016-0001

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

DATE OF APPLICATION: February 11, 2016

DATE OF COMPLETENESS: March 2, 2016

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 on **April 04, 2016 at 5:00 pm**. Written comments on the proposal should be submitted before the end of the comment period but will be accepted until the close of the Open Record Public Hearing.

REQUIRED ADDITIONAL PROJECT PERMITS/APPROVALS: The following may be required: Civil construction plans, & building permit approval

SEPA Environmental Review: The subject proposal is exempt from SEPA review.

OPEN RECORD PUBLIC HEARING: An open-record public hearing before the Planning Commission has been scheduled for **Wednesday, April 27, 2016, at 6:00 PM**. Any person wishing to comment on this application may do so at the Public Hearing.

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, Anacortes Comprehensive Plan; Municipal Code (Zoning, etc.), Engineering Design and Building Standards.

HOW TO BECOME A PARTY OF RECORD:

Any person may comment on the shoreline permit application by submitting written testimony, including a USPS return mailing address, to the project contact listed below, or by testifying at the public hearing. If reasonable accommodation due to a disability is needed, please contact Cherri Kahns at 299-1950 48 hours prior to the meeting date.

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, Associate Planner; Phone: (360) 299-1969; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

ISSUED: March 2, 2016

PUBLISH: March 2, 2016

Exhibit 5

Agency & Department Comments Received

Nelson, Kaitlynn

From: Jackie Ferry <jferry@samishtribe.nsn.us>
Sent: Tuesday, March 01, 2016 8:27 AM
To: Cricchio, Kevin
Subject: RE: 100 Commercial Avenue, POA, Proposed Diesel Generator, SDP-2016-0001

Hi Kevin,

At this time, we have no cultural resources concerns with this project.

Thanks,

Jackie

Jackie Ferry | Cultural Director and Tribal Historic Preservation Officer - Samish Indian Nation
2918 Commercial Ave | Anacortes, WA 98221-2738 | Monday - Thursday
Office: 360.293.6404 ext. 126 | Fax: 360.299.0790 | E-mail: jferry@samishtribe.nsn.us

From: Cricchio, Kevin [mailto:kevinc@cityofanacortes.org]
Sent: Monday, February 29, 2016 4:02 PM
To: 'Bob.Fritzen@ecy.wa.gov'; 'stormer@wsdot.wa.gov'; 'glasowr@wsdot.wa.gov'; Treadwell, Brenda (DNR); 'Corey.Saxon@dnr.wa.gov'; 'Clark, Dennis (DNR)'; 'ECY RE SEPA REGISTER'; 'Doug.Thompson@dfw.wa.gov'; 'TeamMillCreek@dfw.wa.gov'; Kaehler, Gretchen (DAHP); 'sepa@dahp.wa.gov'; 'brandonb@co.skagit.wa.us'; 'dalep@co.skagit.wa.us'; 'ddigges@skagittransit.org'; 'Miller, Mark'; 'colleen_stinson@fws.gov'; 'Ronald.j.wilcox@usace.army.mil'; 'randel.j.perry@usace.army.mil'; 'lcampbell@swinomish.nsn.us'; 'thyatt@skagitcoop.org'; Todd Woodard; Jackie Ferry; 'sschuyler@UPPERSKAGIT.com'; 'masmundson@nwcleanair.org'; 'vwellington@asd103.org'
Subject: 100 Commercial Avenue, POA, Proposed Diesel Generator, SDP-2016-0001

2-29-16

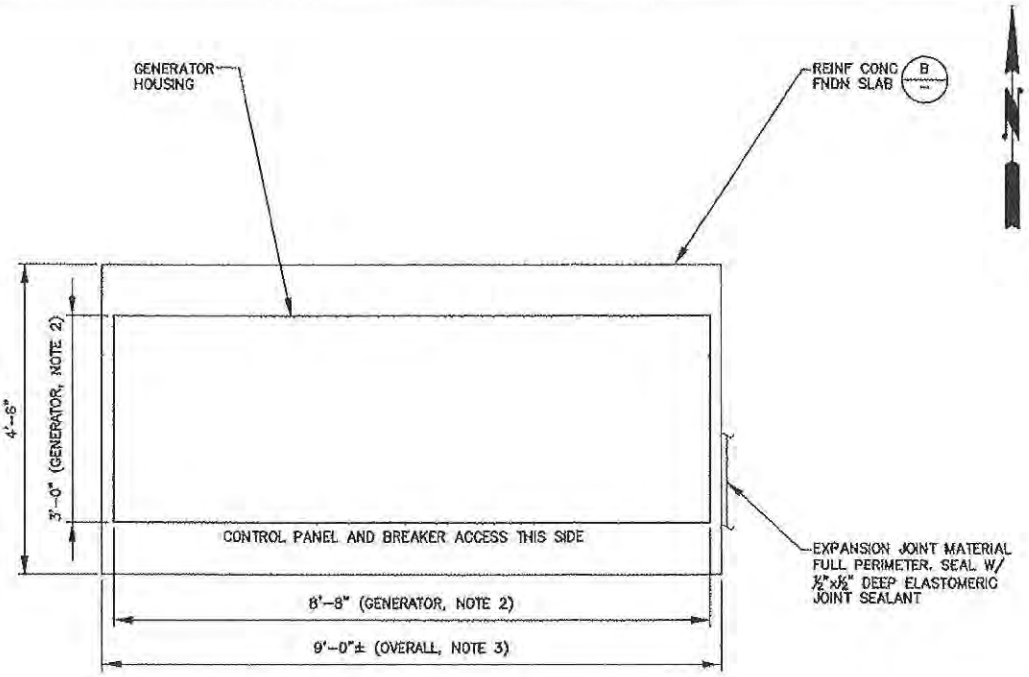
RE: 100 Commercial Avenue, POA, Proposed Diesel Generator, SDP-2016-0001

Good afternoon everyone. Attached hereto is an application from the Port of Anacortes (POA) for a shoreline substantial development permit (SSDP) to permit a diesel generator at 100 Commercial Avenue, Anacortes, WA. Please provide any requirements to me no later than **5:00 PM on April 4, 2016.** The subject proposal has been deemed exempt from SEPA per POA. Thanks.

Kevin Cricchio, AICP
Associate Planner
Department of Planning, Community, & Economic Development
City of Anacortes
(360) 299-1969

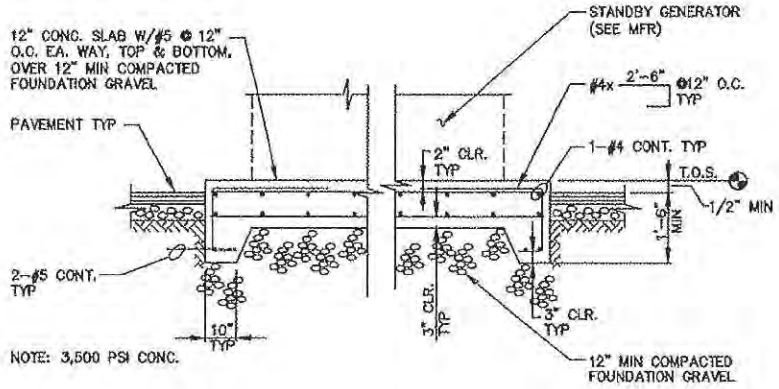
Exhibit 6

Mounting Plan & Site Plan



STANDBY GENERATOR MOUNTING PLAN

SCALE: 3/4"=1'-0"



B — STANDBY GENERATOR SLAB SECTION

SCALE: 1/2"=1'-0"

NOTES:

1. STANDBY GENERATOR ASSEMBLY TO INCLUDE GENERATOR, FACTORY-ASSEMBLED ACOUSTICAL ENCLOSURE, SUBBASE SUPPORT FRAME WITH DIESEL FUEL TANK, ACCESS PLATFORM, CONTROLS AND ACCESSORIES PER SPECIFICATIONS. INSTALL, CONNECT AND COORDINATE TESTING, AS SHOWN ON THE PLANS AND AS DESCRIBED IN THE SPECIFICATIONS.
2. GENERATOR ENCLOSURE DIMENSIONS AND EQUIPMENT LAYOUT ARE BASED ON INFORMATION PROVIDED BY THE GENERATOR SUPPLIER. VERIFY ALL CRITICAL DIMENSIONS AT THE TIME OF PRODUCT DELIVERY AND NOTIFY THE OWNER IMMEDIATELY OF ANY DISCREPANCIES.
3. MOUNT GENERATOR SUBBASE TANK WITH GENERATOR ENCLOSURE TO CONCRETE FOUNDATION SLAB. FURNISH AND INSTALL ANCHOR BOLTS PER GENERATOR MFR RECOMMENDATIONS. VERIFY THAT THE FNDN SLAB AS SHOWN PROVIDES ADEQUATE EDGE DISTANCE FOR THE RECOMMENDED FASTENERS. OBTAIN NO COST CITY BUILDING PERMIT FOR GENERATOR SLAB AND ANCHORAGE INSPECTIONS.
4. SEE ELECTRICAL AND GENERATOR SUBMITTAL FOR GENERATOR WIRING REQUIREMENTS.
5. VENT FUEL TANK TO 12' MIN ABOVE FINAL GRADE
6. SEE SHEET A:M-5 FOR STRUCTURAL NOTES.

APPROVED
BY _____
CITY OF PUYALLUP
PUBLIC WORKS DEPARTMENT
DATE 7/29/15

NOTE:
This approval is void after 1 year from approval date.
The City will not be responsible for errors and/or omissions on these plans.
Field conditions may dictate changes to these plans as determined by the City Engineer.

Gray & Osborne, Inc.
CONSULTING ENGINEERS
3710 168TH STREET NE, BLDG. B, SUITE 210
ARLINGTON, WA 98223 • (360) 434-5460

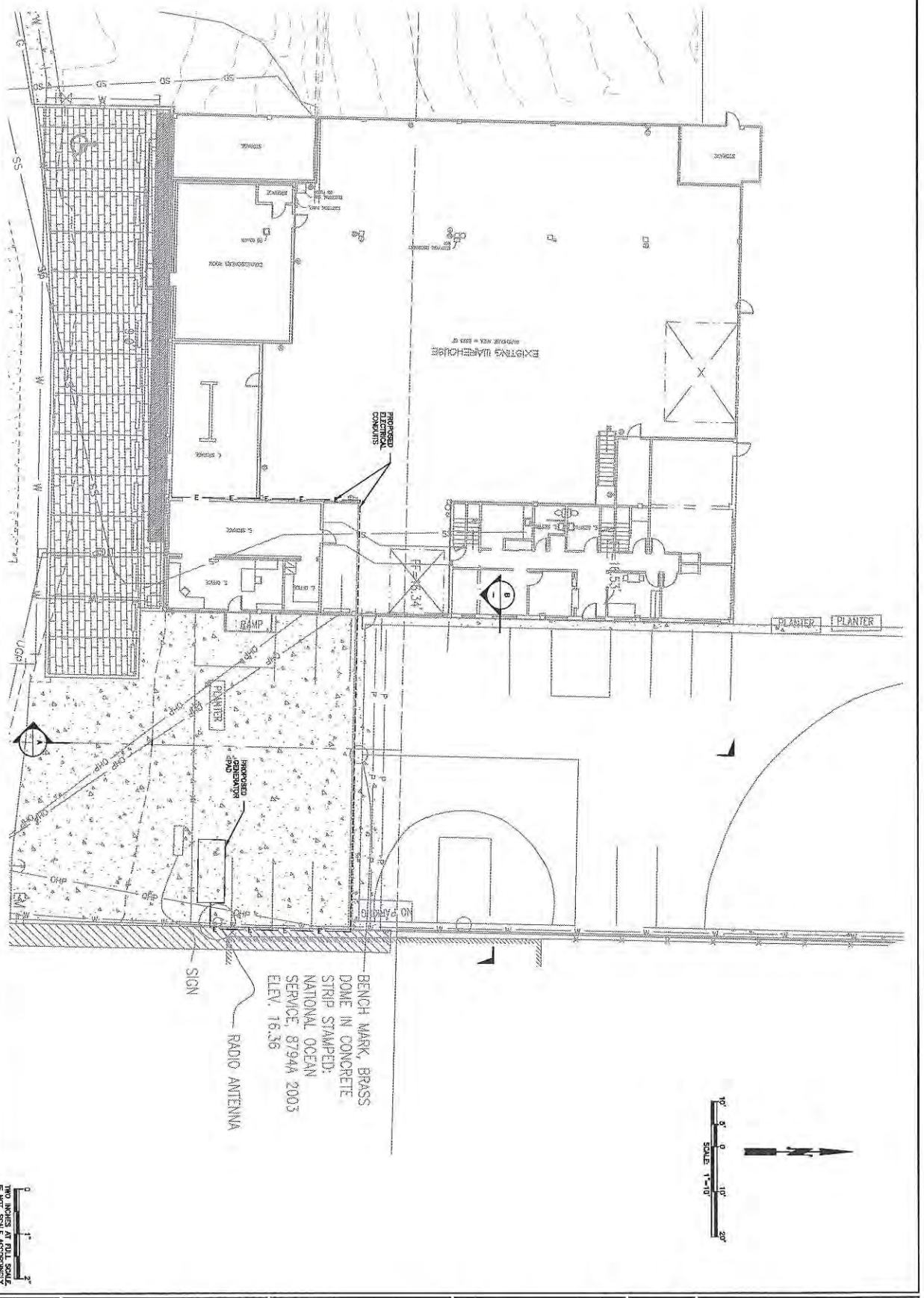
DATE: JULY 2015
SCALE: NOTED
DRAWN: S.D.C.
CHECKED: G.N.H.
APPROVED: B.P.B.

No.	REVISION	DATE	APP'D

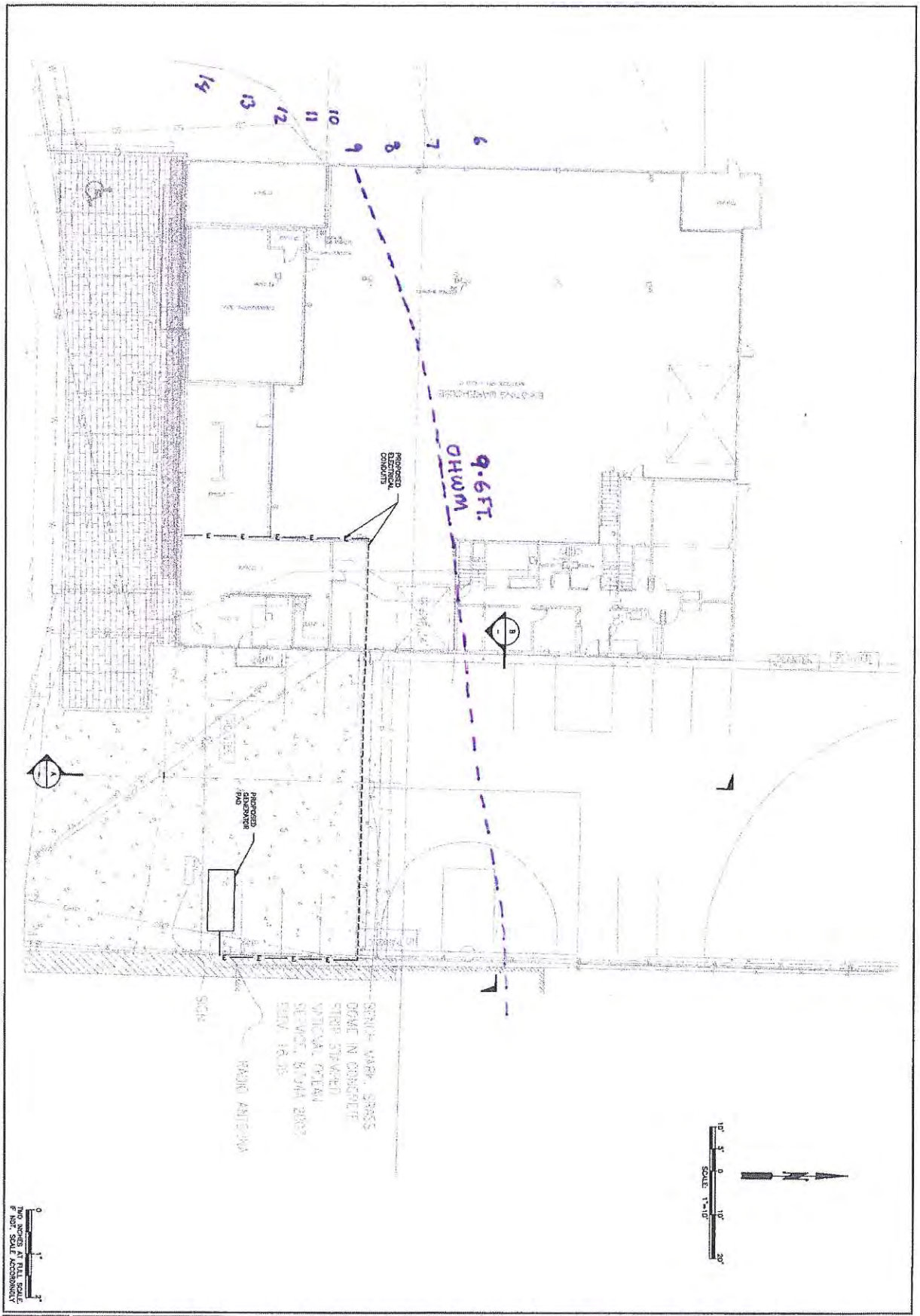
HARRY P. BAKER — STATE OF WASHINGTON — 37178 — REGISTERED PROFESSIONAL ENGINEER — 29 July 2015
GREGORY N. BAREM — STATE OF WASHINGTON — 35178 — REGISTERED PROFESSIONAL ENGINEER — 7-28-2015

CITY OF PUYALLUP
WASHINGTON
PIERCE COUNTY
RIVERSIDE AND CHEROKEE
LIFT STATION UPGRADES
DISCHARGE VAULT AND GENERATOR
FOUNDATION PLANS AND SECTIONS

SHEET: A:M-4
OF: 5
JOB NO.: 12502/14617
DWG:VAULT GEN PL



JOB NO.: 16440	SHEET: X	PORT OF ANACORTES SKAGIT COUNTY WASHINGTON PROJECT NAME SHEET TITLE		PRELIMINARY NOT FOR CONSTRUCTION	DATE: FEB 2016 SCALE: NOTED DRAWN: CHECKED: APPROVED:	Gray & Osborne, Inc. CONSULTING ENGINEERS	
DWG. BASE # PRO	OF:			No. REVISION DATE APPD			



SHEET: X OF:	PORT OF ANACORTES SKAGIT COUNTY WASHINGTON PROJECT NAME SHEET TITLE		PRELIMINARY NOT FOR CONSTRUCTION No. REVISION DATE APPD	DATE: FEB 2018 SCALE: NOTED DRAWN: CHECKED: APPROVED:	Gray & Osborne, Inc. CONSULTING ENGINEERS

JOB NO.: 16440
DWG BASE & PRO

Exhibit 7

SEPA Exemption Letter

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

Date: February 8, 2016

To: Port of Anacortes SEPA Files
Main Port Office Security Improvements Project # MRT-41

From: Sarah Tchang, Environmental Specialist

Re: SEPA Review of Main Port Office Security Improvements Project # MRT-41

The Port of Anacortes in 2014 obtained a federal grant from the Department of Homeland Security for the installation of security surveillance equipment at the Port's Pier 1 and Curtis Wharf docks and main office. The Port proposes to install seven (7) surveillance cameras; six (6) of the cameras will be installed on the exterior roofline of the main port office building, and one (1) camera will installed at Warehouse 4 adjacent to the Port's main office.

Pier 1 is primarily used to support the adjacent Dakota Creek Industries shipyard, provides vessel moorage for other users and houses the Port's main office and transit shed, a community events center. Curtis Wharf currently functions as a dock for commercial boats and ships; the site provides periodic vessel moorage to a range of users, including the U.S. Navy, tenants staging project cargoes and short term project assembly tenants.

The proposed IP surveillance cameras will consist of panoramic, fixed and pan/tilt/zoom types. These cameras will be connected to a hardware server which will be installed as part of the Port's overall security systems network. Additionally, a 125 kw diesel generator will be installed to provide electrical power to the security system in the event of an utility power outage. The generator will be installed above grade on a fixed concrete pad behind the fence line in front of Warehouse 4 and will increase Port resilience and recovery capabilities, allowing maritime and security operations, including emergency communications with local law enforcement and U.S. Customs and Border Patrol, to continue without interruption. An automatic transfer switch will be installed between the generator and the main office electrical panel.

The proposed utility-related actions constitute the installation of these security improvements. The Port of Anacortes requires this work to utilize a Department of Homeland Security's federal grant which supports maritime transportation infrastructure security activities. These seven cameras along with the generator will provide full time video surveillance of both Pier 1 and Curtis Wharf docks. The Port is subject to the requirements of 33 CFR 105 which includes the detection and mitigation of dangerous

substances and devices that may be brought onto a Maritime Transportation Security Act regulated facility. Additionally, this surveillance system will provide national security support for users since Curtis Wharf and Pier 1 are used periodically as moorage for both U.S. Navy as well as U.S. Coast Guard vessels.

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)(c):

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.*
(c) All electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of 55,000 volts or less; the overbuilding of existing distribution lines (55,000 volts or less) with transmission lines (up to and including 115,000 volts); within existing rights of way or developed utility corridors, all electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of 115,000 volts or less; and the undergrounding of all electric facilities, lines, equipment or appurtenances.

Daniel C. Worra, SEPA Responsible Official

2/8/2016
Date