



## STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

### A. BACKGROUND

**1. Name of proposed project, if applicable:**

Port of Anacortes – Cap Sante Boat Haven Activity Floats

**2. Name of applicant:**

Port of Anacortes

**3. Address and phone number of applicant and contact person:**

Connie Thoman  
Environmental Administrator  
Port of Anacortes  
P.O. Box 297  
Anacortes, WA 98221  
(360) 299-1818

**4. Date checklist prepared:**

January 24, 2012

**5. Agency requesting checklist:**

Port of Anacortes

**6. Proposed timing or schedule (including phasing, if applicable):**

March-April 2012

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

No.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

Documents addressing potential environmental impacts from the C, D, E & F Docks Replacement Project (project area), including Biological Evaluations describing habitat conditions, are available for review at the Port of Anacortes office.

**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.**



None known.

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

A Shoreline Substantial Development permit or exemption from the City of Anacortes will be required.

**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.)**

The project consists of adding two new concrete activity floats in the marina for customer rental. Each float is 20 feet 6 inches by 50 feet in size, with a total area of 2,050 square feet for both floats (see Sheets 1 & 2). The floats are mobile and can be used separately or together. They would be almost identical to the concrete finger floats just installed at E & F docks. When not being rented and located in a customer's desired boat slip, they would be stored in a boat slip on the north side of D dock or the south side of E dock in a subtidal area (-12 ft MLLW) where no eelgrass is present. There would not be any over-water construction; the floats will be built upland and then floated into the marina and tied up at a slip. Each float will have a canopy 18 by 40 feet in size, 16 feet high at the ridge, and 10 feet high at the sides. No dredging, shoreline, or upland work will be performed.

**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.**

The project Site is located in Fidalgo Bay within the Cap Sante Boat Haven, 1019 Q Avenue, Anacortes, Skagit County, Washington. Sections 18 and 19, Township 35 North, Range 2 East. Sheet 1 provides the location of the marina.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

**a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . . .**

The project site includes two boat slips inside the marina for storage of the activity floats. They will be stored on either the north side of D dock or the south side of E dock (see Sheets 2 & 3). The floats may be rented by groups and placed in any marina slip for the duration of the event (typically several days).



**b. What is the steepest slope on the site (approximate percent slope)?**

N/A

**b. 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 prime farmland.**

Marine sediments are located below the water.

**d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No.

**e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

None required.

**f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

No, there are no soils present to erode.

**g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

A total of approximately 2,050 square feet of impervious surface area will be created by the floats.

**h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

None required.

**2. Air**

**a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

No air emissions will result from the completed project.

**b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

**c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

None proposed.



### 3. Water

#### a. Surface:

- 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.**

Cap Sante Boat Haven is located in north Fidalgo Bay, part of Puget Sound.

- 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.**

No, the floats will be constructed on land and then transported (floated) into the marina.

- 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.**

No dredging or filling will take place in or over the water.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No.

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No.

- 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 waste material will be discharged to the Channel.

#### b. Ground:

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

No.

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

Not applicable.



**c. Water runoff (including stormwater):**

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

Rainwater will run off approximately 20 square feet of the float not covered with a canopy.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

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

None required.

**4. Plants**

- a. Check or circle types of vegetation found on the site:** None

\_\_\_\_\_ deciduous tree: alder, maple, aspen, other

\_\_\_\_\_ evergreen tree: fir, cedar, pine, other

\_\_\_\_\_ shrubs

\_\_\_\_\_ grass

\_\_\_\_\_ pasture

\_\_\_\_\_ crop or grain

\_\_\_\_\_ 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?**

None.

- c. List threatened or endangered species known to be on or near the site.**

None are known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

None.

**5. Animals**

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**



Observed birds and animals-

Birds: hawk, heron, eagle, songbirds, gulls, common loon, Brandt's cormorant, osprey, great blue heron

Fish: salmon, bull trout, crab

Several bald eagle nesting territories occur in the Anacortes area.

**b. List any threatened or endangered species known to be on or near the site.**

Federally listed or threatened species that could occur in the vicinity of the marina include the Puget Sound Chinook salmon, bull trout, and bald eagle.

**c. Is the site part of a migration route? If so, explain.**

The Puget Sound area is part of the Pacific flyway; birds that are seen in the area vary seasonally due to migration.

**d. Proposed measures to preserve or enhance wildlife, if any:**

None proposed.

**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.**

Not applicable.

**b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No.

**c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

None proposed.

**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.**

No.

**1) Describe special emergency services that might be required.**



None required.

**2) Proposed measures to reduce or control environmental health hazards, if any:**

None proposed.

**b. Noise**

**1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Existing noise will not affect the project.

**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.**

No noise is associated with the project.

**3) Proposed measures to reduce or control noise impacts, if any:**

None are necessary.

**8. Land and shoreline use**

**a. What is the current use of the site and adjacent properties?**

The site is located within a large recreational and commercial marina operated by the Port. The marina facility includes approximately 107 acres of in-water and upland property. 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.

**b. Has the site been used for agriculture? If so, describe.**

No.

**c. Describe any structures on the site.**

The marina contains 15 floating docks with over 900 boat slips.

**d. Will any structures be demolished? If so, what?**

No.

**e. What is the current zoning classification of the site?**

Commercial Marine.

**f. What is the current comprehensive plan designation of the site?**

Commercial Marine.



- g. If applicable, what is the current shoreline master program designation of the site?**

The current shoreline master program designation is Urban I.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**

No.

- i. Approximately how many people would reside or work in the completed project?**

Not applicable.

- j. Approximately how many people would the completed project displace?**

Not applicable.

- k. Proposed measures to avoid or reduce displacement impacts, if any:**

Not applicable.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

No new uses would result from the addition of the activity floats.

## **9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.**

Not applicable.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing.**

Not applicable.

- c. Proposed measures to reduce or control housing impacts, if any:**

Not applicable.

## **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?**

The concrete floats will be covered with a prefabricated white plastic tent approximately 18 by 40 feet in size. The top of the ridge line will be 16 feet with the sides sloping to 10 feet in height.



**b. What views in the immediate vicinity would be altered or obstructed?**

Existing views would not be obstructed. The appearance of the two tents would be similar to that of the existing covered slips for the Old Anacortes Rowing and Sailing Society boats moored on P Dock. The white tents will blend in with the numerous white boats in the marina and the floats will be located in slips designed for large boats.

**c. Proposed measures to reduce or control aesthetic impacts, if any:**

None proposed.

**11. Light and glare**

**a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

No new lighting is proposed.

**b. Could light or glare from the finished project be a safety hazard or interfere with views?**

No new light or glare will be produced.

**c. What existing off-site sources of light or glare may affect your proposal?**

None.

**d. Proposed measures to reduce or control light and glare impacts, if any:**

None.

**12. Recreation**

**a. What designated and informal recreational opportunities are in the immediate vicinity?**

The purpose of the activity floats is to provide a place for recreational boating groups to gather for meals or events. Significant formal and informal recreational and shoreline public access exists in and adjacent to the Cap Sante Boat Haven. The marina and docks are not gated and are open to the public. There is an existing pedestrian esplanade for public access to the docks offering views of Fidalgo Bay.

**b. Would the proposed project displace any existing recreational uses? If so, describe.**

The floats would require two boat slips for storage that otherwise could be used by visiting boaters. However, with over 900 slips in marina, there would not be a shortage of slips available for rent.



**c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None required. The activity floats are in response to visiting boating groups that want to moor in adjacent slips and have a place to gather together out of the elements.

**13. Historic and cultural preservation**

**a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

No.

**b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

There are no known historic places or objects located in the marina.

The stern-wheeler WT Preston is a National Historic Landmark ship and is located north of the Cap Sante Boat Haven at the eastern terminus of 8<sup>th</sup> Street at Q Avenue. The vessel served as a US Army Corps of Engineers snag boat until 1981, when it was transported to Anacortes and dry berthed. Directly adjacent to the Preston, the former Great Northern Railroad station is listed on the National Register of Historic Places. Neither the Preston nor the former railroad station will be affected by the project.

**c. Proposed measures to reduce or control impacts, if any:**

None required.

**14. Transportation**

**a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

The Cap Sante Boat Haven is located near downtown Anacortes. The primary access routes are Commercial Avenue and Q Avenue, which provide north-south connections between State Route (SR) 20 through the main commercial area of town. Thirteenth (13th) Street is the nearest east-west connecting street between Commercial Avenue and Q Avenue.

**b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

Not applicable.

**b. How many parking spaces would the completed project have? How many would the project eliminate?**

Not applicable.



- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

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

The project will use two boat slips for storage of the floats.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

None.

- g. Proposed measures to reduce or control transportation impacts, if any:

None required.

#### 15. Public services

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

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

#### 16. Utilities

- a. Circle utilities currently available at the site: 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.

No new utilities are proposed for the project.

Electricity	Puget Sound Energy
Natural gas	
Telephone	
Water, Sewer, Refuse services	City of Anacortes



**C. SIGNATURE**

**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 its decision.**

**Signature:**

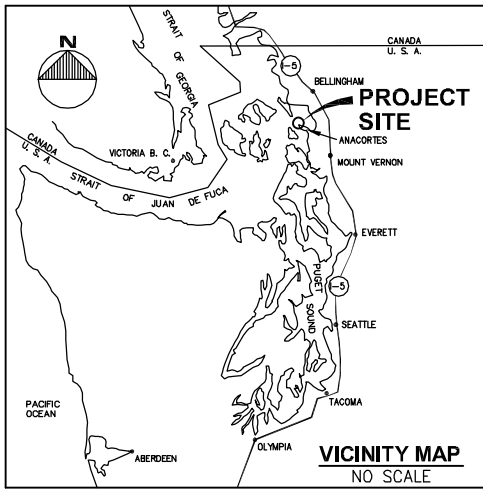
*Connie Thoman*

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**Connie Thoman, Environmental Administrator  
Port of Anacortes**

**Date Submitted:**

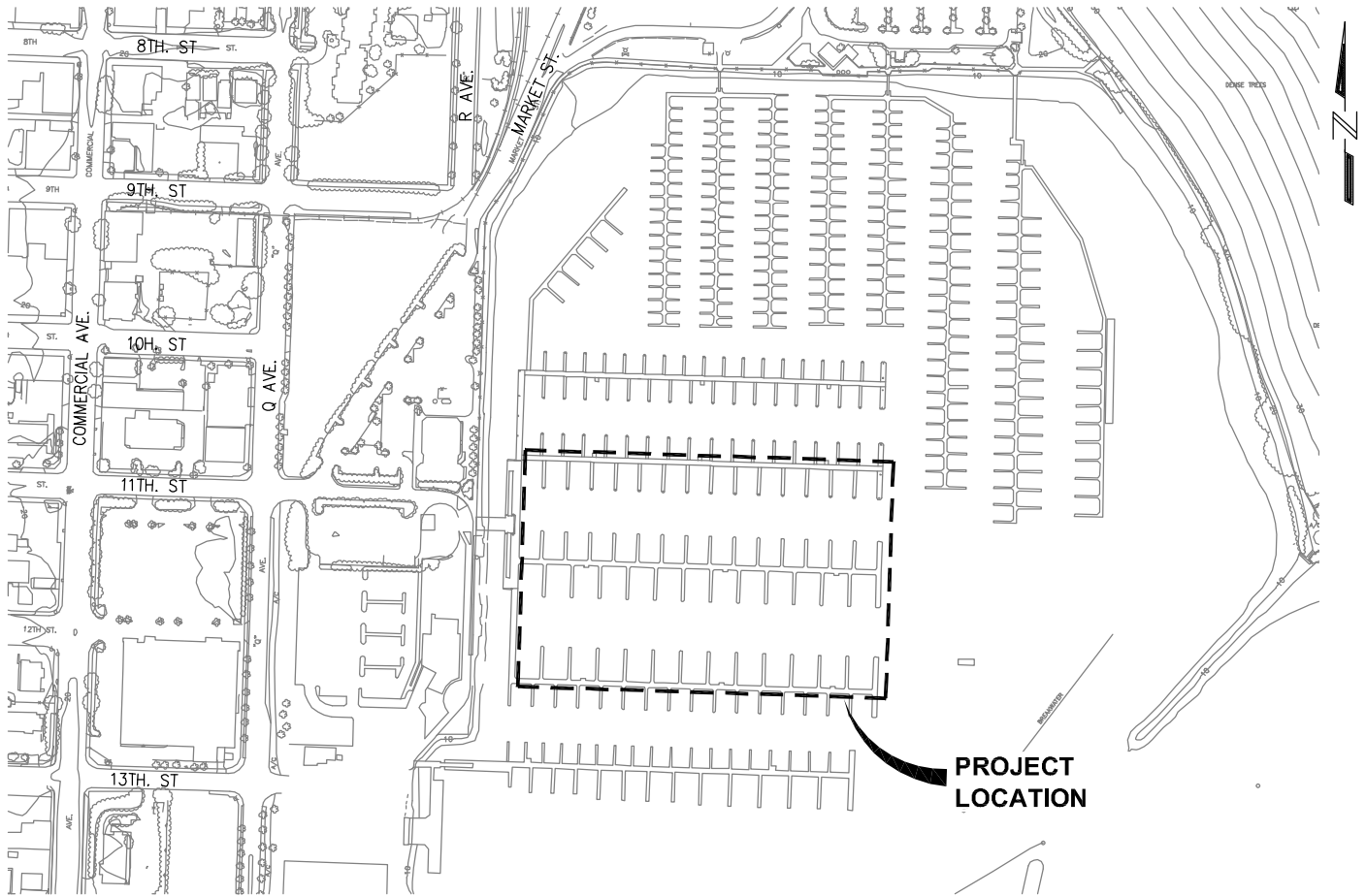
**January 24, 2012**



**TIDAL INFORMATION**

EXTREME HIGH WATER (EHW)	+11.00'
MEAN HIGHER HIGH WATER (MHHW)	+8.20'
MEAN HIGH WATER (MHW)	+7.40'
MEAN LOWER LOW WATER (MLLW)	0.00'
EXTREME LOW WATER (ELW)	-4.50'

LATITUDE 48° 30' 50" N, LONGITUDE 122° 36' 27" W



**PURPOSE:**  
PROCURE NEW ACTIVITY FLOATS FOR TEMPORARY MOORAGE.

**DATUM:** 0.0' M.L.L.W.

**ADJACENT PROPERTY OWNERS:**

**PORT OF ANACORTES  
ACTIVITY FLOATS**

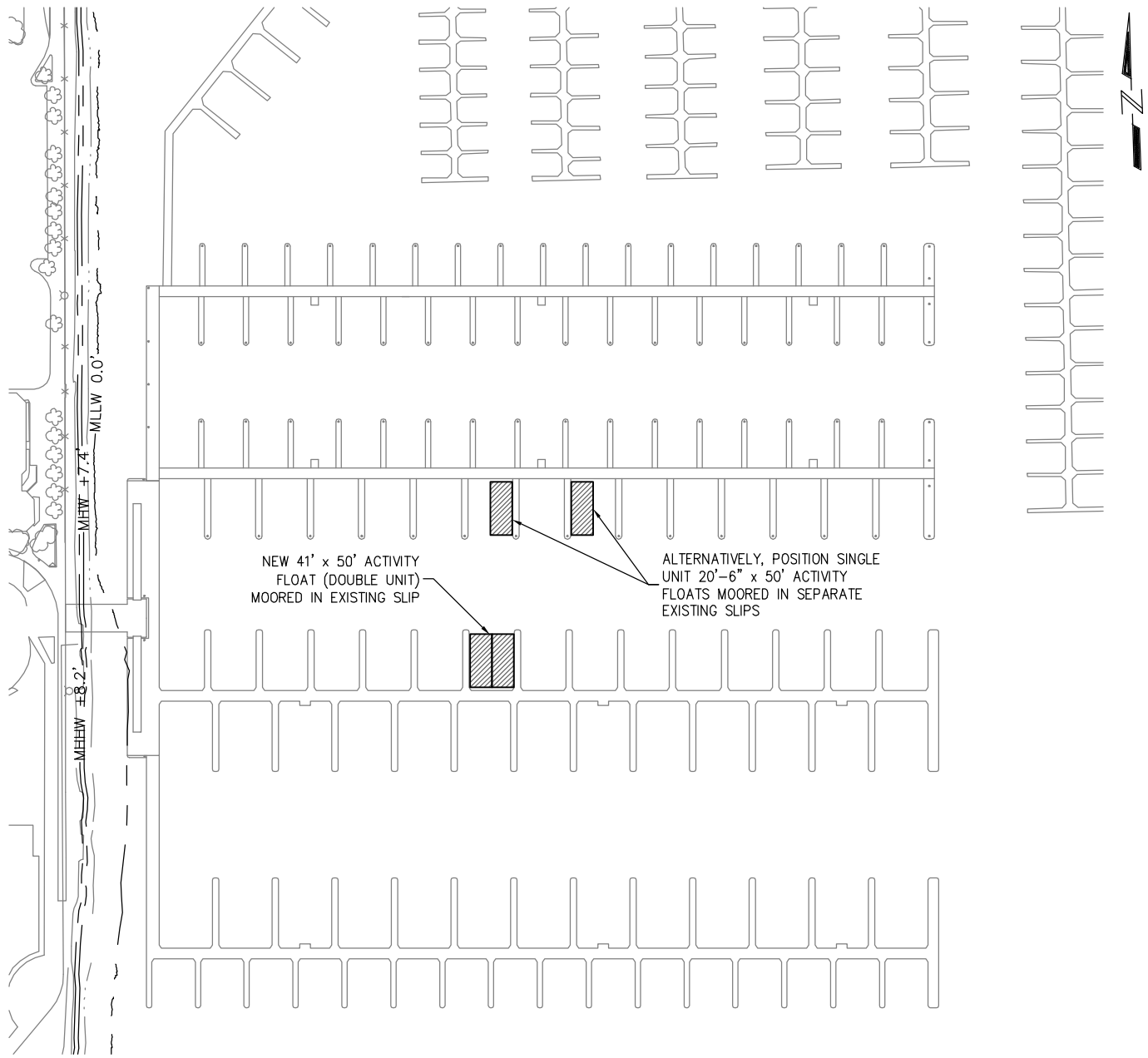
**VICINITY MAP &  
SITE PLAN**

PORT OF ANACORTES  
1019 Q AVENUE  
ANACORTES, WA. 98221

**PROPOSED:**  
NEW CONCRETE FLOATS MOORED IN EXISTING SLIPS.

**IN:** FIDALGO BAY  
**AT:** CAP SANTE BOAT HAVEN  
**COUNTY:** SKAGIT **STATE:** WA.  
**APPLICATION BY:**  
PORT OF ANACORTES

**SHEET 1 of 3 DATE:** JAN. 2012



NEW 41' x 50' ACTIVITY  
FLOAT (DOUBLE UNIT)  
MOORED IN EXISTING SLIP

ALTERNATIVELY, POSITION SINGLE  
UNIT 20'-6" x 50' ACTIVITY  
FLOATS MOORED IN SEPARATE  
EXISTING SLIPS

**PLAN**



**NOTE:**  
TOTAL SQUARE FOOTAGE OF NEW  
ACTIVITY FLOATS = 2,050 SF.

**PURPOSE:**

PROCURE NEW ACTIVITY FLOATS  
FOR TEMPORARY MOORAGE.

**DATUM:** 0.0' M.L.L.W.

**ADJACENT PROPERTY OWNERS:**

**PORT OF ANACORTES  
ACTIVITY FLOATS**

**PROPOSED  
FLOAT PLAN**

PORT OF ANACORTES  
1019 Q AVENUE  
ANACORTES, WA. 98221

**PROPOSED:**

NEW CONCRETE FLOATS MOORED  
IN EXISTING SLIPS.

**IN:** FIDALGO BAY

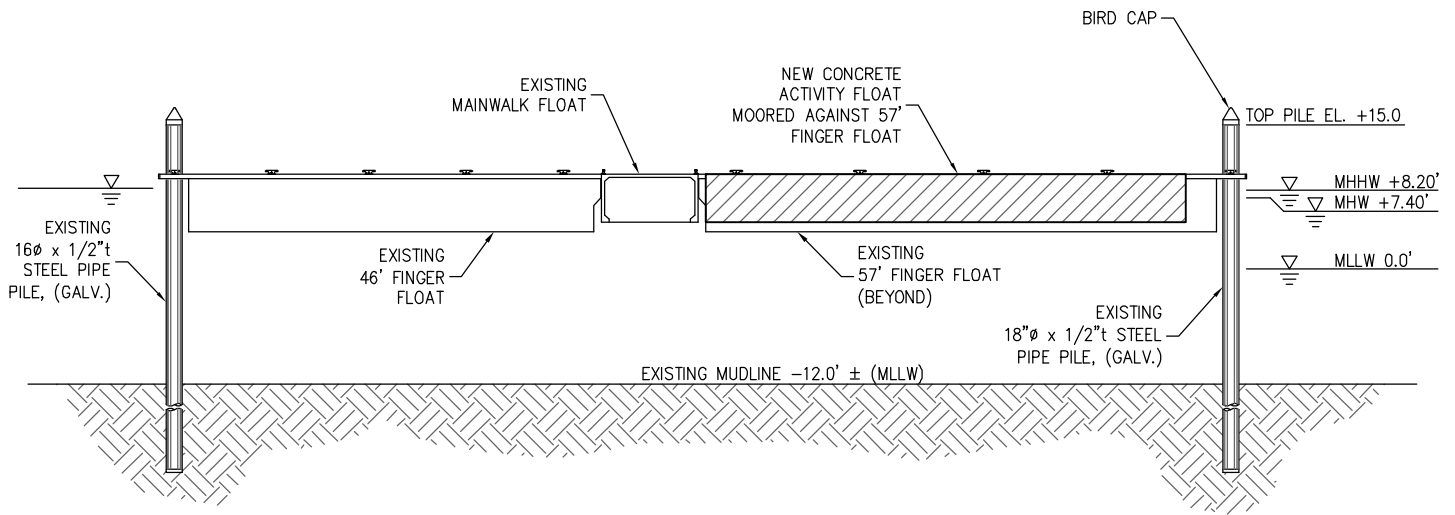
**AT:** CAP SANTE BOAT HAVEN

**COUNTY:** SKAGIT **STATE:** WA.

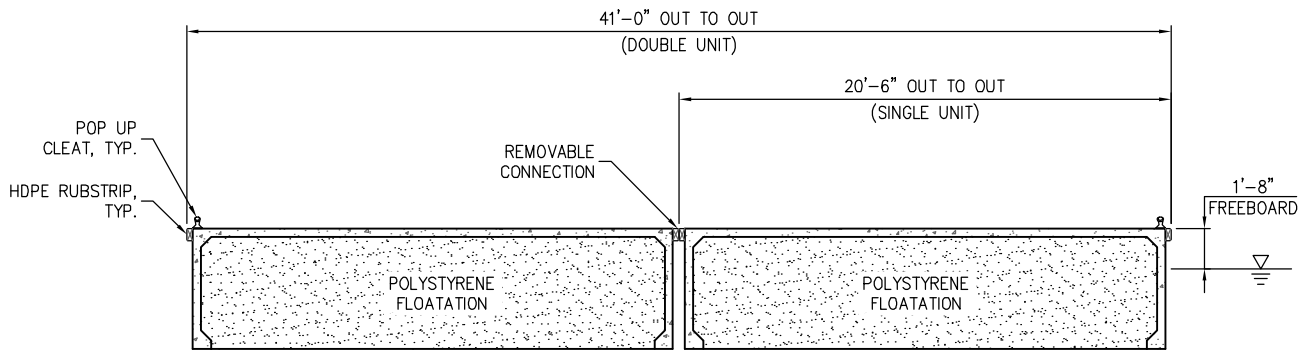
**APPLICATION BY:**

PORT OF ANACORTES

**SHEET 2 of 3** **DATE:** JAN. 2012



**TYPICAL ELEVATION**



**TYPICAL SECTION**

**PURPOSE:**

PROCURE NEW ACTIVITY FLOATS FOR TEMPORARY MOORAGE.

**DATUM:** 0.0' M.L.L.W.

**ADJACENT PROPERTY OWNERS:**

**PORT OF ANACORTES  
ACTIVITY FLOATS**

**PROPOSED ELEVATION  
& SECTION VIEWS**

PORT OF ANACORTES  
1019 Q AVENUE  
ANACORTES, WA. 98221

**PROPOSED:**

NEW CONCRETE FLOATS MOORED IN EXISTING SLIPS.

**IN:** FIDALGO BAY

**AT:** CAP SANTE BOAT HAVEN

**COUNTY:** SKAGIT **STATE:** WA.

**APPLICATION BY:**

PORT OF ANACORTES

**SHEET 3 of 3** **DATE:** JAN. 2012