



## STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

### A. BACKGROUND

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

Port of Anacortes – Pier 2 & Cap Sante Boat Haven Security Improvements

**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:**

February 10, 2012

**5. Agency requesting checklist:**

Port of Anacortes

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

Construction would begin in April 2012 and work would be completed by the end of 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.**

None known.

**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 building permit and Shoreline Substantial Development permit 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 proposed project is to install a gate guard house, security fencing, lighting, and cameras at the Pier 2 marine terminal and to install cameras and Wi-Fi at the Cap Sante Boat Haven. The security measures at Pier 2 are required to comply with federal Homeland Security requirements. Security lighting along the fence line and at gate access points is required by the Port's Facility Security Plan as approved by Captain of the Port and consistent with Homeland Security's Maritime Transportation Security Act to accommodate foreign vessels at the Port of Anacortes. The Port has received a federal grant to pay for the security improvements.

Pier 2 is a 14-acre marine terminal/shipping pier on the Guemes Channel owned by the Port of Anacortes and is used for loading bulk goods into ocean-going ships and barges. The most regular shipment is petroleum coke, a by-product of the local oil refineries. The port plans to begin shipping prilled sulfur, also a by-product of the refining process, later this year. The southern portion of the pier is rented to various companies such as Transpac, a maker of marine floats, and Dakota Creek Industries, a ship-building company.

The project at Pier 2 would consist of installing a guard house (an 8-ft wide, 20-ft long, 9-ft high shipping container) at the main gate off of 4<sup>th</sup> Street, an adjacent generator pad, Transportation Worker Identification Card (TWIC) reader, perimeter fencing, five new galvanized tapered steel poles (39 feet high with a 3.5-foot base) and a total of 11 lights and 28 cameras mounted on the poles. The lights would be special marine-rated floodlights with 400-watt spot, wide, and narrow light distribution directed downward to the ground surface. The light would not be broadcast. There would be five areas containing lights and seven areas containing cameras (see Figure 1). The lights will be at each gate and along the perimeter of the pier. The maximum illumination level for each light is 2 foot-candles. This degree of illumination is necessary for the security cameras to adequately record pier activity.

The Port's 900-slip marina, the Cap Sante Boat Haven, is located in downtown Anacortes at 1019 Q Avenue. The marina is open to the public (no gates) and has a high number of transient boaters visiting due to Anacortes being a starting point for boating trips to the San Juan Islands and Canada. The marina is a US Customs and Border Patrol point of entry, one of only three in the San Juan Islands. The project will provide a server and display unit in the US Customs and Border Patrol office at the marina. The project at the marina would consist of installing four new poles (same size as above), replacing two poles with new ones, 20 cameras, six wireless radio links, and 11 wireless nodes. No additional lighting would be installed.



**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.**

Pier 2 is located in Anacortes just north of 4<sup>th</sup> Street between R and T Avenues on the south side of the Guemes Channel. The property is located in the northwest corner of Section 18, Township 35N, and Range 2E. The entire site is approximately 13 acres. The Cap Sante Boat Haven is located in Fidalgo Bay at 1019 Q Avenue in Anacortes in Sections 18 and 19, Township 35 North, Range 2 (see Figures 1 and 2).

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

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

Pier 2 is a level and paved marine terminal/shipping pier on the Guemes Channel. The northern portion of the pier is over water. The Cap Sante Boat Haven includes approximately 107 acres of in-water and shoreline property; the topography is relatively flat.

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

Pier 2 is flat and the east and west sides of the over-water portion of the pier are steep rip-rapped slopes. At the marina the rip-rapped shoreline slopes down to the intertidal area but the upland area is flat.

**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.**

Under the landward portion of Pier 2 is fill material placed when the pier was first constructed in the mid-1960s. The uplands at the marina are primarily paved walkways and landscaped areas.

**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.**

Minor excavation for installation of utility pole footings will be conducted.



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

No, minor excavation will not create erosion.

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

No new impervious surfaces will be added.

- 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. Temporary dust will be created during excavation of concrete and/or soil. Emissions from construction equipment and vehicles will also be produced temporarily.

- 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.**

Pier 2 is an over-water pier on the south side of Guemes Channel and the Cap Sante Boat Haven is in north Fidalgo Bay.

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

Installation of new utility poles will take place within 200 feet of the shoreline but no work will take place over or in the water. See Figures 1 and 2.



- 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 adjacent waters.

**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.**

No increased runoff will result from installation of the poles.

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

In the unlikely event of an accident involving construction equipment or vehicles causing a spill of fuel or material that could enter adjacent waters, work would immediately stop and spill containment procedures to protect the water would be implemented.



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

Implementation and maintenance of best management practices to control stormwater discharges will be implemented by the Port's contractor.

**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. Numerous waterfowl and shorebirds also use the Guemes Channel, and Fidalgo Bay areas, primarily in the winter and during migration.



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

Federally listed or threatened species that could potentially occur in the Guemes Channel include the Puget Sound Chinook salmon, Puget Sound Steelhead, Coastal-Puget Sound Bull Trout, Marbled Murrelet, and Southern Resident Orca. 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.**

The proposed lights and cameras will use electricity.

**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.**

During installation of the new utility poles, temporary noise could be generated from vehicles and equipment. Construction would take place between 7:00 a.m. to 7:00 p.m. on weekdays. No long-term noise increase over existing levels would be generated.

- 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?**

Pier 2 is a marine terminal/shipping pier with the northern portion used for loading bulk goods from trucks onto a conveyor belt and into ships and barges. The south portion is rented by various companies, primarily for storage. North of the pier is Guemes Channel; west of the pier are the ship basin and an active shipyard; to the south are a city street and the city wastewater treatment plant; and to the east is primarily vacant property owned by the Port of Anacortes, a restaurant overlooking the Channel, and some residences along 4<sup>th</sup> Street.

The Cap Sante Boat Haven is 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.**

Pier 2 includes a port maintenance facility, stevedore's building, storage containers, ship-loading equipment, and containers for storage. The Cap Sane Boat Haven 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?**

Pier 2 is zoned Manufacturing and Shipping. The marina is zoned Commercial Marine.



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

The Comprehensive Plan designation of Pier 2 is Manufacturing and Shipping and the designation for the marina is Commercial Marine.

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

The shoreline master program designation for Pier 2 is Urban Maritime and the marina is Urban.

**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 installation of lighting, cameras, or Wi-Fi service.

**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 five new utility poles at Pier 2 will be 39 feet high and will have lighting and security cameras mounted near the top. The guard house will be an 8-foot by 20-foot shipping container with a height of 9 feet. It will be visually compatible with the existing structures and equipment on the industrial working pier.

At the Cap Sante Boat Haven, no new lighting is proposed. The four new 39-foot utility poles, cameras, and Wi-Fi receivers will blend in with the many sailboat masts in the marina and are not expected to create any visual impacts to those viewing the marina.

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

Existing views at Pier 2 would not be altered. The new poles, lights, and cameras will blend in with existing equipment at the industrial shipping pier. There is currently lighting for worker safety during non-daylight hours and when ships are berthed at the pier. After installation of the new lights, the pier may appear more illuminated when viewed from neighboring areas; however, this will not result a significant alteration or obstruction of views. Homeland security regulations for maritime operations require the proposed level of lighting and other security features planned for installation.

At the marina, the new poles are not expected to contribute to any adverse aesthetic impacts or alter any views.

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

None.

## 11. Light and glare

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

At Pier 2, the perimeter and gate lighting would be on during non-daylight working hours and/or when a ship is berthed at the pier.

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

After installation of the new lights at Pier 2, the working areas of the pier may appear more illuminated when viewed from neighboring areas at night. However, because there is existing lighting at the pier, the overall contribution of new lighting would not create a significant impact or interfere with views. The lights will be covered rectangular boxes with illumination originating only from the downward-facing direction and not to the sides. The light will therefore not be broadcast but directly focused on the ground surface. The project is not likely to result in increased glare or contribute additional lighting to neighboring properties due to its downcast and focused nature. Homeland security regulations for maritime operations require the proposed level of lighting to ensure that security cameras



are able to properly record. OSHA guidelines require illumination for worker safety and therefore would reduce safety hazards.

At the Cap Sante Boat Haven, no new lighting is proposed and therefore, no light or glare impacts would result.

**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 Anacortes area and Fidalgo Bay offer numerous recreational opportunities, none of which would be affected by the proposed project. 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.**

No.

**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.

**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 or at Pier 2.

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.**

Pier 2 is located north of downtown Anacortes. No new access is proposed. Because it is a waterfront facility, a security fence with a locked gate is required at the entrance. The Cap Sante Boat Haven is located east of Q Avenue along the city's truck route.

**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 proposed project will be located on a shipping pier and a public marina and will provide security for these facilities.

**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, Environmental Administrator  
Port of Anacortes**

**Date Submitted:**

**February 10, 2012**



Figure 1: Pier 2 Lighting Plan (● indicates lighting location)



Figure 2: Cap Sante Boat Haven (● new pole, ● existing pole)



Figure 3: Proposed Light Type for Pier 2