

**Date Received:**

12/21/21

COA File #

SDP-2021-0012



## STATE ENVIRONMENTAL POLICY ACT NOTICE OF DETERMINATION OF NON-SIGNIFICANCE (DNS)

**Project Name:** Cap Sante RV Park and JKL Parking Lot Improvements

**Location:** Cap Sante Marina-North Basin 600 T Street, Anacortes, Washington, 98221

**Proponent:** Port of Anacortes

**Description of Proposal:** The Port of Anacortes (Port) proposes to redevelop an existing 26 space RV Park and adjacent gravel parking lot at Cap Sante Marina. Improvements would modernize the RV Park with updated facilities for RV Park guests and pave and install stormwater facilities and landscaping at the JKL parking lot. There would be no change in use at the current site and there would be a reduction of one RV space in the redevelopment. The existing site is currently an unimproved gravel RV Park and parking area without amenities, utilities, or appropriate stormwater handling facilities. The project would include the following individual components:

- Paving of the interior RV Park driveways and the JKL parking lot to reduce erodible and dust producing surfaces.
- Modification of RV parking to 25 pull-through spaces and installation of two Americans with Disabilities Act (ADA) accessible spaces with suitable slopes to facilitate access. Grading and paving of the adjacent existing parking lot would increase parking spaces from about 90 to 130.
- Grading and leveling of approximately 4 acres of the existing gravel RV Park and parking lot to establish a grade for improved stormwater management. Approximately 2,500 cubic yards (CY) of cut and 7,880 CY of fill would be graded.
- Installation of updated stormwater infrastructure, including catch basins, conveyances, and treatment facilities would be completed to meet Washington State Department of Ecology (Ecology) stormwater management standards.
- Provision of utilities including water, electricity, cable, and sanitary sewer to each pull through RV space. Installation of fire hydrants for emergency fire suppression within the RV park and JKL parking lot.
- Construction of a 1,100 square foot (sf) single story utility/restroom/shower/laundry building with keyed access
- Installation of landscaping to provide privacy to RV Park guests and limit visual impacts to the surrounding neighborhood. Lawn and landscaping open space would prevent sediment runoff and improve aesthetics. Approximately 40% (about 1-acre) of the existing RV Park would be open space. Further landscaping at the JKL parking lot within the traffic islands would be completed along with the provision of two green spaces totaling 0.7 acres of public use green space.
- Installation of a sidewalk, crosswalks, pedestrian access, and a rockery retaining wall along Market Street. A planting strip with street trees planted every 25 feet on-center would be installed along Market Street and 6<sup>th</sup> Street.

During construction, contractors would be required to implement Best Management Practices (BMPs) for erosion control consistent with Ecology's Stormwater Management Manual for Western Washington. BMPs such as construction fencing, silt fence, covered stockpiles, and inlet protection

would contain sediment and prevent stormwater discharge off site. The project is subject to permits and approvals from the City of Anacortes, including a boundary line adjustment (BLA), conditional use permit, shoreline substantial development permit, a clear and grade permit, and a building permit.

**Lead Agency:** The lead agency under the State Environmental Policy Act is the Port of Anacortes.

**Determination:** As a lead agency, the Port of Anacortes has determined that this proposal will not have a probable significant adverse impact on the environment; a determination of non-significance (DNS) does not require an environmental impact statement (EIS) under RCW 43.21C.030(2)(c). This determination assumes compliance with federal and state law as well as City of Anacortes ordinances related to general environmental protection. This decision was made after review of a completed SEPA environmental checklist and other supporting documents on file with the lead agency. This information is available to the public on request (call 360-299-1810 to request a copy by mail or email) or at the Port's administrative offices at 100 Commercial Avenue, Anacortes, WA 98221 (pick up by appointment only to comply with Port COVID-19 Policies and Procedures; <https://www.portofanacortes.com/covid>). The SEPA Checklist and complete DNS can also be reviewed on the Port's website: [www.portofanacortes.com](http://www.portofanacortes.com).

Note: Issuance of this threshold determination does not constitute approval of permits. This proposal will be reviewed for compliance with all applicable Federal, State and City of Anacortes regulations.

**Comment Period:**

Kevin Anderson, Environmental Specialist  
Port of Anacortes  
100 Commercial Avenue  
Anacortes, WA 98221

Comments may also be submitted to the Port via (a) e-mail to [kevin.anderson@portofanacortes.com](mailto:kevin.anderson@portofanacortes.com) or (b) fax to (360) 293-9608. Comments will not otherwise be accepted by telephone or personal conversation.

**Publication Date:** June 19, 2021

**Signed and dated this 17<sup>th</sup> day of June, 2021:**



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Daniel C. Worra  
Port of Anacortes SEPA Responsible Official