TOWN OF FRIDAY HARBOR
Post Office Box 219 ● Friday Harbor, Washington 98250
(360) 378 – 2810 ● FAX: (360) 378 – 5339 ● www.fridayharbor.org

Community Development and Planning Department
Staff Report

January 08, 2026

The application by **Port of Friday Harbor** for Shoreline Substantial Development	LUA2025-0065 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

I. SUMMARY OF APPLICATION AND RECOMMENDATIONS

Summary: The proposed project includes the removal of 84 timber piles and approximately 20,357 square feet of existing floats. The 84 timber piles will be replaced with 88 piles consisting of 28 new 12" steel piles and 60 new 16" steel piles. The replacement floats will cover the same overwater area and will incorporate encapsulated floatation with grated decking.

Recommendation: Staff recommends approval of LUA2025-0065 as conditioned in Section X.

II. PRELIMINARY INFORMATION

A. BAKGROUND INFORMATION:

Applicant:	Port of Friday Harbor
Agent/Representative:	Todd Nicholson
Site Location/Address:	204 Front Street Friday Harbor, WA, San Juan County
Tax Parcel Number:	351150004000, 351353001000, & 351355001000

Existing Short Legal Description: The project is located within the Port of Friday Harbor Port Management Area

Zoning:	Commercial
Comprehensive Plan:	Non-Residential
Shoreline Designation:	Urban
Total Acreage:	Aquatic
Roads:	Front Street
Water:	Town of Friday Harbor
Sewer:	Town of Friday Harbor
Topography:	The subject area is waterward of OHWM. The parcel is a flat terrace with a steep bluff to the water. The site includes the nearshore littoral zone on and adjacent to the Port of Friday Harbor's marina.
Vegetation:	Upland vegetation consists of deciduous trees and shrubs, including some invasives such as Himalayan blackberry and English ivy. The site was assessed for aquatic vegetation during a site visit. No aquatic vegetation was observed.
Adjacent Land Uses:	Adjoining parcels are zoned Multifamily and commercial.
SEPA Review:	LUA2025-0066

B. AUTHORIZING ORDINANCES:

1. Revised Code of Washington Chapter 90.58
2. Washington Administrative Code 197-11
3. 2018 Town of Friday Harbor Comprehensive Plan
4. Friday Harbor Municipal Code Chapter
5. Friday Harbor Municipal Code Title 18, Environment
6. Friday Harbor Municipal Code Chapter 19.04, Shoreline Master Program

III. SITE DESCRIPTION

The subject property is identified as Tax Parcel Number 351150004000, 351353001000, & 351355001000 located at the Northwest end of Front Street, Friday Harbor, San Juan Island, WA, and is located within the shoreline of the state as defined by the Shoreline Master Program of the Town of Friday Harbor. The existing marina is adjacent to the Port of Friday Harbor Administration Office and commercial buildings leased by the Port.

IV. PROJECT PROPOSAL

The proposed project includes the removal of 84 timber piles and approximately 20,357 square feet of existing floats. The 84 timber piles will be replaced with 88 piles consisting of 28 new 12" steel piles and 60 new 16" steel piles. The replacement floats will cover the same overwater area and will incorporate encapsulated floatation with grated decking.

V. PUBLIC NOTICE AND COMMENT

Requirements for public notice are outlined in FHMC 20.24.010.

Notice of Application and ODNS: November 19, 2025, November

26, 2025, and December 17, 2025 (comment extension).

Public Comment: One public comment was received from Department of Ecology. The comment addressed nearby environmental clean-up sites. The work will not occur in the immediate area of any known site.

Notice of Public Hearing: December 31, 2025, and January 07, 2026

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The State Environmental Protection Agency (SEPA) requires applicants to identify potential impacts to the environment that could result from their proposed project. The applicant submitted an Environmental Checklist on October 30, 2025. Upon review of a completed SEPA Checklist and other information on file, the Town of Friday Harbor, as lead agency, issued a Determination of Non-Significance on January 8, 2025 for SEPA application LUA2025-0066; this information is readily available to the public upon request. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c).

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VII. Comprehensive Plan Policies

The proposed shoreline substantial development is subject to the entire FHMC as applicable. The following is a review of policies most applicable to determine consistency with Friday Harbor Comprehensive Plan Policies.

Comprehensive Plan Policies

ENV-7 New development should be required to protect and preserve critical areas.

As proposed, the project will reduce the long-term impact to critical areas.

Shoreline Master Program Policies

19.04.460(B) Policies.

1 Piers and docks should be limited to the minimum length and size necessary to obtain adequate mooring depth at low tide.

The project does not expand the existing marina.

2. Piers and docks should be designed to provide adequate navigational access to and from the proposed development and existing and future development on adjacent properties.

The project does not propose alteration of the existing marina.

3. In evaluating applications for piers or docks, the capacity of the site to absorb effects of waste discharges and gas and oil spills should be considered.

The project does not propose alteration of the existing marina.

4. Piers and docks should be constructed of non-toxic materials and grated to allow light transmission wherever possible.

The project will remove creosote treated piles and replace them with galvanized steel; this reduces the use of toxic materials. The project will replace pier or floats; and will use of grating and encapsulated floatation

5. Use of other treated wood containing toxic compounds should only be used where nontoxic materials are deemed impracticable and should be minimized.

The project will remove creosote treated piles and replace them with galvanized steel; this reduces the use of toxic materials.

VIII. FINDINGS OF FACT AND CONSISTENCY WITH REGULATIONS

The proposed shoreline substantial development is subject to the entire FHMC as applicable. The following is a review of regulations most applicable to determine consistency with Friday Harbor Development Regulations.

Friday Harbor Municipal Code Title 18, Environment

18.08.090 Minor development activities allowed without critical area review.

The proposed project meets the modification of existing structures criteria: structural modifications of an existing legally constructed structure that is not altering or increasing impacts to a critical area or buffer and does not increase risk to life or property.

Friday Harbor Municipal Code Chapter 19.04, Shoreline Master Program

19.04.300. Any use and/or development that would cause harmful impacts to critical saltwater habitat, loss of community uses, impacts to views or loss of extraordinary aesthetic values is prohibited.

As proposed, the project will not impact to a greater extent critical saltwater habitat. The replacement of creosote treated piles with steel piles reduces the impact of pier piles within an aquatic environment.

19.04.460(C) Regulations

11. Piers, docks and floats shall be constructed of materials that comply with requirements of federal and state regulations, and as follows:

a. Wood products treated with creosote or pentachlorophenol are prohibited on all new structures or repair projects that come in contact with or could leach into water.

b. No treated wood shall be used for the decking on the over-water structures.

c. Treated wood can be used for all structural elements of the over-water structure.

d. Treated wood materials may be utilized on pilings in repair projects for timber structures.

e. All treated wood used in the aquatic environment shall be restricted to those that have met or exceed the industry BMP manual standards found in Best Management Practices for the Use of Treated Wood in Aquatic Environments: USA Version as revised, Western Wood Preservers Institute, Vancouver, Washington. The conditions found in An Agreement Concerning the Use of Treated Wood in Aquatic Areas between Ecology and Department of State Fish and Wildlife, dated August 1995, also fulfill this requirement. However, the use of treated wood should be minimized wherever practicable.

The project will remove creosote treated piles and replace them with galvanized steel; this reduces the use of toxic materials. The project is consistent with this provision.

12. Mitigation. Mitigation plans for piers and docks shall meet U.S. Army Corps of Engineers Nationwide Permit and Regional General Permits mitigation requirements and mitigation requirements of this master program.

The proposed project meets mitigation sequencing by replacing floats within the existing marina footprint and upgrading float decking to a grated product that meets the minimum requirements of WDFW and USACE. The project also eliminates impacts overtime by removing creosote pilings and the replacement pilings are galvanized steel, the preferred material for dock construction.

IX. RECOMMENDATION

Based on review by the Community Development and Planning Department proposed LUA2025-0065 is consistent with the Town of Friday Harbor's Municipal Code. Town Staff recommend approval subject to Section X, Recommended Conditions of Approval.

X. RECOMMENDED CONDITIONS OF APPROVAL

Community Development:

1. The conservation measures in the JARPA application date stamped October 30, 2025.

2. BMP's will be implemented:
   a) All construction debris will be collected and not allowed to enter the waters of the State.
   b) If debris or spill material accidentally enter the waterway, immediate actions will be taken to remove the material, and proper entities will be notified.
   c) Care will be taken in all work to prevent debris, oil, and grease from entering the water.
   d) All debris or spill material will be properly disposed of at an approved off-site

disposal facility.

e) Refueling will be conducted away from the shoreline in accordance with the Washington State Department of Ecology.

f) All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.

g) No equipment, materials or vehicles shall be parked or stored near or on the beach.

h) No filling, excavation, stockpiling of materials, or heavy equipment use shall take place near the top of the steep slope area.

i) Excavation and site-disturbing activities shall be strictly limited to the minimum necessary to accomplish the work authorized in this decision. Soil and materials shall be stockpiled landward of the OHWM and erosion and sedimentation control best management practices shall be employed.

j) All construction and demolition debris shall be disposed of at the San Juan County Transfer Station. Any materials not suitable for disposal at the transfer station shall be taken to a state managed facility specializing in hazardous material. There shall be no dumping or disposing of debris on the beach or in the waters of the State.

k) No encroachment onto any legally existing easement or property line (or onto any required setback for such) is proposed by this design beyond what is specifically shown and called out herein.

3. The project shall follow the Marine Mammal Monitoring Plan prepared by FACET, LLC dated May 2025.

Building

4. The project will require the following permits: building.

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Fire Marshal

5. Integrated fire infrastructure that meets NFPA 303 shall be installed. This requires a fire suppression permit.

Staff Report Prepared for Town of Friday Harbor Town Council by:

Ryan Ericson
Community Planning Director

Attached Document

A. JARPA Application, date stamped October 30, 2025
B. Macro Algae Survey dated August 2025
C. Marine Mammal Monitoring Plan dated May 2025
D. SEPA Checklist, date stamped October 30, 2025
E. SEPA Threshold Determination issued January 8, 2026

Attachment A
(Document page 9 through 26)

RECEIVED
October 30, 2025
TOWN OF FRIDAY HARBOR
Community Development

WASHINGTON STATE
Joint Aquatic Resources Permit Application (JARPA) Form[1,2] [help]

US Army Corps of Engineers ®
Seattle District

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.

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]
Port of Friday Harbor Marina Repairs

Part 2–Applicant

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

2a. Name (Last, First, Middle)			
Nicholson, Todd			
2b. Organization (If applicable)			
Port of Friday Harbor			
2c. Mailing Address (Street or PO Box)			
PO Box 889			
2d. City, State, Zip			
Friday Harbor, WA 98250			
2e. Phone (1)	**2f.** Phone (2)	**2g.** Fax	**2h.** E-mail
(360) 784-4724			toddn@portfridayharbor.org

[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.
- 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 https://www.oria.wa.gov/jarpa-forms.

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)			
Smoot, Jimi			
3b. Organization (If applicable)			
Facet			
3c. Mailing Address (Street or PO Box)			
9706 4th Ave NE, Suite 300			
3d. City, State, Zip			
Seattle, WA 98115			
3e. Phone (1)	**3f.** Phone (2)	**3g.** Fax	**3h.** E-mail
(530) 340-5626			jsmoot@facetnw.com

Part 4–Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [help]

☒ Same as applicant. (Skip to Part 5.)

☐ Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)

☐ There are multiple upland property owners. Complete the section below and fill out JARPA Attachment A for each additional property owner.

☐ Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete JARPA Attachment E to apply for the Aquatic Use Authorization.

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

Part 5–Project Location(s)

Identifying information about the property or properties where the project will occur. [help]

☐ There are multiple project locations (e.g. linear projects). Complete the section below and use JARPA Attachment B for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [help]

☐ Private
☐ Federal
☒ Publicly owned (state, county, city, special districts like schools, ports, etc.)
☐ Tribal
☐ Department of Natural Resources (DNR) – managed aquatic lands (Complete JARPA Attachment E)

5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [help]

204 Front Street

5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]

Friday Harbor, WA, 98250

5d. County [help]

San Juan

5e. Provide the section, township, and range for the project location. [help]

¼ Section	Section	Township	Range
SW	12	35N	3W

5f. Provide the latitude and longitude of the project location. [help]

- Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)

48.538562 N lat. / -123.014776 W long.

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

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

351353001000, 351150004000, 351355001000

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)
David Johnston	PO Box 218 Friday Harbor, WA 98250	351155023000
A Park at the Harbor Condominium Owners Association	c/o George & Pauline Mulligan PO Box 1931 Friday Harbor, WA 98250	351149107000
Nourdine H Jensen LLC	19 Best Pl Friday Harbor, WA 98250	351150005000, 351150006000
Thomas Little	101 N Sunset Dr Camano Island, WA 98282	321150003000, 351150001000

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

None.

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

Friday Harbor

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

☒ Yes ☐ No ☐ Don't know

5l. Briefly describe the vegetation and habitat conditions on the property. [help]

The site includes the nearshore littoral zone on and adjacent to the Port of Friday Harbor's marina. Shoreline features consist of overwater structures supported by creosote-treated timber piles and steel piles. Upland vegetation consists of deciduous trees and shrubs, including some invasives such as Himalayan blackberry and English ivy. The site was assessed for aquatic vegetation during a site visit. No aquatic vegetation was observed.

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

The project site is located within the Port of Friday Harbor marina. This working marina is used by recreational boaters, fishing vessels, and sea planes.

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

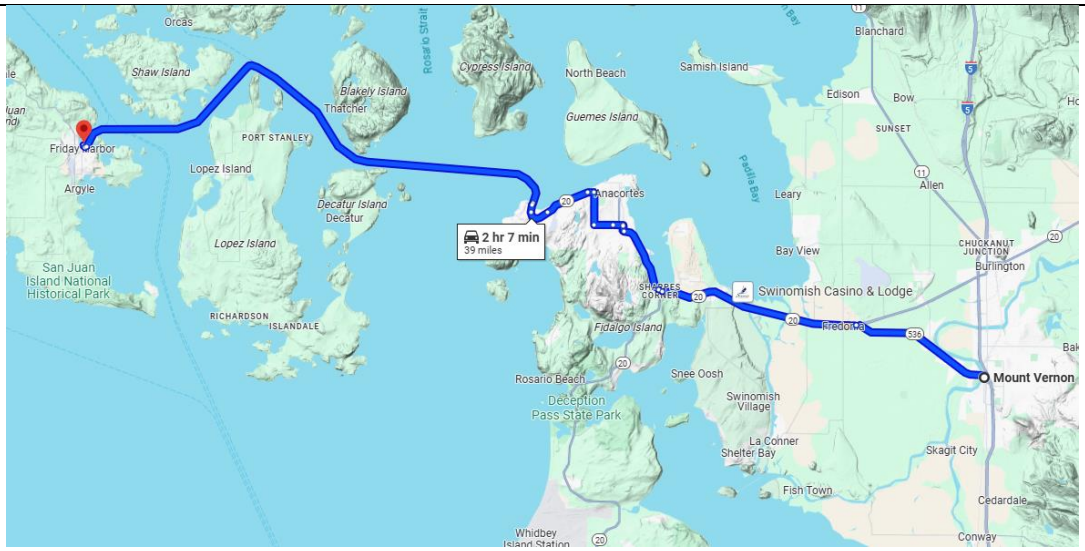
Parcels adjacent to the project site are used for commercial and residential purposes.

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

The marina consists of approximately 500 slips. Floats, piers, and gangways are located throughout the marina. Most floats are concrete with creosote-treated timber piles. Some piles have been upgraded to steel pipe piles. The facility features on-dock utilities. Several floats, docks, and piles are deteriorating and require repair or replacement.

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

1. Take exit 230 from I-5 N
2. Continue on WA-20 W
3. Take WA-20 Spur W to Anacortes – Friday Harbor in Anacortes
4. Take the Anacortes – Friday Harbor ferry to Friday Harbor
5. Drive to Front St in Friday Harbor
6. Destination is on the right



Part 6–Project Description

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

A Dock: 4090 SF ex. concrete floats to be replaced with grated decking floats. (5) 12” ex. creosote timber piles will be replaced with 12” Ø steel piles. 4 new 12” Ø steel piles will be installed.

Comm. Dock 1: 1173 SF ex. concrete floats to be replaced with grated decking floats. (5) 12” ex. creosote timber piles will be replaced with 12” Ø steel piles.

Comm. Dock 2: 1423 SF ex. concrete floats to be replaced with grated decking floats. (4) 12” ex. creosote timber piles will be replaced with 12” Ø steel piles.

W Dock: 1673 SF ex. concrete floats to be replaced with grated decking floats. (10) 12” ex. creosote timber piles will be replaced with 12” Ø steel piles.

C Dock: 4034 SF ex. concrete floats to be replaced with grated decking floats. (20) 12” – 20” ex. creosote timber piles will be replaced with 16” Ø steel piles.

E Dock: 3973 SF ex. concrete floats to be replaced with grated decking floats. (20) 12” – 20” ex. creosote timber piles will be replaced with 16” Ø steel piles.

F Dock: 3740 SF ex. concrete floats to be replaced with grated decking floats. (20) 12” – 20” ex. creosote timber piles will be replaced with 16” Ø steel piles.

Utility systems, including water, sewer, and electrical lines will be repaired or replaced as necessary. Float hardware and appurtenances will be replaced as necessary.

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

The purpose is to install light-penetrating grated decking to replace aging concrete floats that need to be replaced due to deterioration and wave damage. Steel pilings are required due to failing timber piles.

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 ☐ Boat Launch ☐ Boat Lift ☐ Bridge ☐ Bulkhead ☐ Buoy ☐ Channel Modification	☐ Dike / Levee / Jetty ☐ Ditch ☐ Dock / Pier ☐ Dredging ☐ Fence ☐ Ferry Terminal ☐ Fishway	☐ Geotechnical Survey ☐ Land Clearing ☒ Marina / Moorage ☐ Mining ☐ Outfall Structure ☒ Piling/Dolphin ☐ Raft	☐ Scientific Measurement Device ☐ Stairs ☐ Stormwater facility ☐ Swimming Pool ☐ Utility Line
☐ 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.

Removal Activities

The existing in-water/overwater docks, boathouse, and logs will be removed with use of a tug boat and crane or excavator operating from the bank or floating barge. Once removed, the existing floats will be hauled/towed off-site to an appropriate upland location for recycling or disposal. The existing pilings, will be dislodged with a vibratory hammer or excavator, and slowly lifted from the sediment and placed into a contained area for appropriate upland disposal. It is anticipated that the vibrations from the vibratory hammer and/or excavator will liquefy the surrounding sediments, which will backfill any void left by the pilings as they are removed. As such, additional sediments will not be required to fill the piling voids.

Installation Activities

New floats with grated decking will be installed with use of a tug boat or floating barge. The new grated floats will be held in place by the new steel guide pilings. The new steel pilings will be installed using a vibratory hammer and/or an impact hammer to seat the pilings to a calculated desirable depth.

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: 9/1/2025 End Date: 3 – 6 years from time of start (within work windows) ☐ See JARPA Attachment D

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

$2,800,000

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

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

☐ Yes ☒ No ☐ Don't know

Part 7–Wetlands: Impacts and Mitigation

☐ Check here if there are wetlands or wetland buffers on or adjacent to the project area. (If there are none, skip to Part 8.) [help]

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [help]

☒ Not applicable

7b. Will the project impact wetlands? [help]

☐ Yes ☐ No ☐ Don't know

7c. Will the project impact wetland buffers? [help]

☐ Yes ☐ No ☐ Don't know

7d. Has a wetland delineation report been prepared? [help]

- **If Yes**, submit the report, including data sheets, with the JARPA package.

☐ Yes ☐ No

7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [help]

- **If Yes**, submit the wetland rating forms and figures with the JARPA package.

☐ Yes ☐ No ☐ Don't know

7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [help]

- **If Yes**, submit the plan with the JARPA package and answer 7g.
- **If No, or Not applicable**, explain below why a mitigation plan should not be required.

☐ Yes ☐ No ☐ Don't know

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

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [help]

Activity (fill, drain, excavate, flood, etc.)	Wetland Name[1]	Wetland type and rating category[2]	Impact area (sq. ft. or Acres)	Duration of impact[3]	Proposed mitigation type[4]	Wetland mitigation area (sq. ft. or acres)

[1] If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.
[2] Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.

[3] Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.
[4] Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

Page number(s) for similar information in the mitigation plan, if available: _____

7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [help]

7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [help]

Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, "waterbodies" refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [help]

☒ Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [help]

☐ Not applicable

Potential adverse effects of this project on aquatic species and habitats will be avoided or minimized through the adherence of agency-approved work windows (July 16 - February 15).

This is a maintenance project. Repair and replacement activities associated with marina maintenance cannot be avoided. Repairing and replacing necessary components will allow for the long-term function of the marina and continued safe use by the public.

Replacing solid floats with floats that utilize grated decking will minimize impacts the project has in the long-term. Grated decking will allow for light transmission through the floats, improving the marine environment in the waters below. The use of BMP's will further minimize impacts resulting from this maintenance project.

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

☒ Yes ☐ No

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

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

☐ Yes ☒ No ☐ Don't know

Project impacts shall be calculated using the Puget Sound Nearshore Conservation Calculator. Mitigation credits will be purchased to offset the calculated debit.

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]

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
Remove existing floats	Friday Harbor	In-water	Permanent	0 CY	20,357 sq. ft.
Install floats (grating 45% net open area)	Friday Harbor	In-water	Permanent	0 CY	20,357 sq. ft.
Remove 84 ex. timber piles (12"-20")	Friday Harbor	In-water	Permanent	0 CY	109 sq. ft.
Install 60 new 16" steel piles	Friday Harbor	In-water	Permanent	0 CY	84 sq. ft.
Install 28 new 12" steel piles	Friday Harbor	In-water	Permanent	0 CY	17 sq. ft.

[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]

No fill is proposed or anticipated.

8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [help]

No excavating or dredging is proposed or anticipated.

8h. Have you prepared a Water Quality Monitoring Plan (WQMP) for all in-water work (below ordinary high water), over water work or discharges to waters of the state?

☐ Yes ☒ No

If NO describe the monitoring that you will be conducting including parameters, equipment and locations, or explain why monitoring will not be necessary. [help]

BMP's will be implemented:

1. All construction debris will be collected and not allowed to enter the waters of the State.
2. If debris or spill material accidentally enter the waterway, immediate actions will be taken to remove the material, and proper entities will be notified.
3. Care will be taken in all work to prevent debris, oil, and grease from entering the water.
4. All debris or spill material will be properly disposed of at an approved off-site disposal facility.
5. Refueling will be conducted away from the shoreline in accordance with the Washington State Department of Ecology.
6. All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.
7. No equipment, materials or vehicles shall be parked or stored near or on the beach.
8. No filling, excavation, stockpiling of materials, or heavy equipment use shall take place near the top of the steep slope area.
9. Excavation and site-disturbing activities shall be strictly limited to the minimum necessary to accomplish the work authorized in this decision. Soil and materials shall be stockpiled landward of the OHWM and erosion and sedimentation control best management practices shall be employed.
10. All construction and demolition debris shall be disposed of at a site approved by Friday Harbor public works department. There shall be no dumping or disposing of debris on the beach or in the waters of the State.
11. No encroachment onto any legally existing easement or property line (or onto any required setback for such) is proposed by this design beyond what is specifically shown and called out herein.

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

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

- **If Yes,** list the parameter(s) below.
- If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: https://ecology.wa.gov/Water-Shorelines/Water-quality/Water-improvement/Assessment-of-state-waters-303d.

☒ Yes ☐ No

Category 5 303(d) – Dissolved Oxygen
Category 2 – Bacteria (Fecal Coliform), pH

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.

171100030700 – Haro Strait-Strait of Georgia

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

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

2 – San Juan

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

- Go to https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria for the standards.

☒ Yes ☐ No ☐ Not applicable

9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help]

- If you don't know, contact the local planning department.
- For more information, go to: https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases.

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

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

- Go to http://www.dnr.wa.gov/forest-practices-water-typing for the Forest Practices Water Typing System.

☒ Shoreline ☐ Fish ☐ Non-Fish Perennial ☐ Non-Fish Seasonal

9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [help]

- **If No**, provide the name of the manual your project is designed to meet.

☒ Yes ☐ No

Name of manual: _____

9i. Does the project site have known contaminated sediment? [help]

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

☒ Yes ☐ No

Category 1 – Copper, Lead, Zinc

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

The marina was originally constructed in the early 1970's and has grown since initial construction.

9k. Is the project located in or adjacent to a designated state or federal contaminated site or clean-up site. (e.g. MTCA or CERCLA)?

- **If Yes**, provide any additional details below.

☐ Yes ☒ No

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

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

☐ Yes ☒ No

9m. 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]

1. Puget Sound Steelhead Trout (*Oncorhynchus mykiss*)
2. Puget Sound Chinook Salmon (*Oncorhynchus tshawytscha*)
3. Hood Canal Summer Chum Salmon (*Oncorhynchus keta*)
4. Puget Sound/Georgia Basin Yelloweye Rockfish (*Sebastes ruberrimus*)
5. Puget Sound/Georgia Basin Bocaccio (*Sebastes paucispinis*)
6. Eulachon (*Thaleichthys pacificus*)
7. Green Sturgeon (*Acipenser medirostris*)
8. Southern Resident Killer Whale (*Orca orcinus*)
9. Humpback Whale (*Megaptera novaeangliae*)
10. Coastal Puget Sound Bull Trout (*Salvelinus confluentus*)
11. Marbled Murrelet (*Brachyramphus marmoratus*)
12. Yellow-billed Cuckoo (*Coccyzus americanus*)
13. Island Marble Butterfly (*Euchloe ausonides insulanus*)

9n. 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]

1. Pinto Abalone Potential Habitat (*Haliotis kamtschatkana*) – aquatic habitat
2. Estuarine Zone
3. Golden eagle (*Aquila chrysaetos*) – listed occurrence
4. Island Marble (*Euchloe ausonides insulanus*) – listed occurance

Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at http://apps.oria.wa.gov/opas/.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on agency addresses for completed JARPA.

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [help]

- For more information about SEPA, go to https://ecology.wa.gov/regulations-permits/SEPA-environmental-review.

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

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

☐ I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [help]

☒ This project is exempt (choose type of exemption below).

☒ Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt? WAC 197-11-800(3)

☐ 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): Maintenance – WAC 173-27-040(2)(b)

Other City/County permits:

☐ Floodplain Development Permit ☐ Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

☒ Hydraulic Project Approval (HPA) ☐ Fish Habitat Enhancement Exemption – Attach Exemption Form

Washington Department of Natural Resources:

☐ Aquatic Use Authorization

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

Washington Department of Ecology:

☒ Section 401 Water Quality Certification

☐ Authorization to impact waters of the state, including wetlands (Check this box if the proposed impacts are to waters not subject to the federal Clean Water Act)

FEDERAL AND TRIBAL GOVERNMENT

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

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

United States Coast Guard:

For projects or bridges over waters of the United States, contact the U.S. Coast Guard at:

☐ Bridge Permit: D13-SMB-D13-BRIDGES@uscg.mil

☐ Private Aids to Navigation (or other non-bridge permits): D13-SMB-D13-PATON@uscg.mil

United States Environmental Protection Agency:

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

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

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

Part 11–Authorizing Signatures

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

11a. Applicant Signature (required) [help]

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

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

Todd Nicholson, Port of Friday Harbor	Todd Nicholson	05/25/2025
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.

Jimi Smoot, Facet		5/28/2025
Authorized Agent Printed Name	Authorized Agent Signature	Date

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

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

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

Property Owner Printed Name	Property Owner Signature	Date

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than $10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011 rev. 09/2018

WASHINGTON STATE
Joint Aquatic Resources Permit Application (JARPA) [help]

US Army Corps of Engineers
Seattle District

AGENCY USE ONLY

Date received: _____

Agency reference #: _____

Tax Parcel #(s): _____

TO BE COMPLETED BY APPLICANT [help]

Project Name: Port of Friday Harbor Marina Repairs

Location Name (if applicable): Friday Harbor Marina

Attachment C:
Contact information for adjoining property owners. [help]

Use this attachment only if you have more than four adjoining property owners.

Use black or blue ink to enter answers in white spaces below.

1. Contact information for all adjoining property owners. [help]

Name	Mailing Address	Tax Parcel # (if known)
Cannery Building LLC (50%) & Rajaputana LLC (50%)	1026 Florin Rd PMB 223 Sacramento, CA 95831	351150002000
San Juan Island Grange #966	PO Box 2013 Friday Harbor, WA 98250	351350801000

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-014 rev. 10/2016

FACET

Formerly DCG/Watershed

Attachment B
(document page 27 through 43)

Macrovegetation Survey

204 FRONT STREET – FRIDAY HARBOR MARINA

MAY 2025

Prepared for:
Port of Friday Harbor
PO Box 889
Friday Harbor, WA 98250

Prepared by:
Facet
9706 4th Ave NE, Suite 300
Seattle, WA 98115
www.facetnw.com

FACET REFERENCE #2503.0524

TABLE OF CONTENTS

LIST OF FIGURES

LIST OF APPENDICES

1. INTRODUCTION

The purpose of this report is to present the findings of a microvegetation survey conducted for the Port of Friday Harbor Marina at 204 Front Street in Friday Harbor, Washington 98250. (San Juan County parcels 351150004000, 351353001000, and 351355001000) (Figure 1). The investigation, performed by Facet, was limited to the property in question.

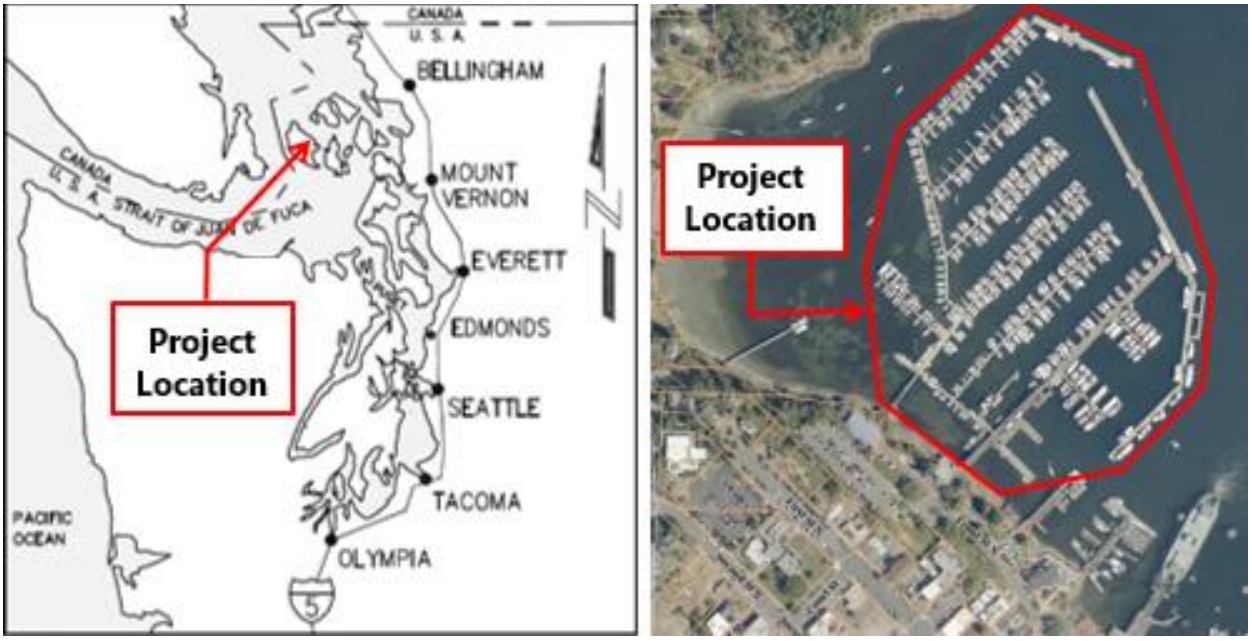


Figure 1. Vicinity and Site Maps

2. Project Description

The project site is located within the Port of Friday Harbor marina. A number of floats, docks, and piles have deteriorated and require either repairs or replacement. The proposed project is to complete repairs to extend the service life of the marina. Proposed activities include the removal of 78 existing timber piles with diameters between 12 and 20 inches and 20,357 square feet (SF) of existing floats. 22 new 12-inch steel piles, 60 new 16-inch steel piles, and 20,357 SF of new floats with grated decking will be installed. Work will be completed on A Dock, C Dock, E Dock, F Dock, W Dock, and the Community Dock:

- A Dock: 4,090 SF existing concrete floats will be replaced. 5 12-inch existing creosote timber piles will be removed. New 12-inch steel piles will be installed.
- C Dock: 4,034 SF existing concrete floats will be replaced. 20 existing creosote timber piles ranging between 12 and 20 inches will be removed. New 12-inch steel piles will be installed.
- E Dock: 3,973 SF existing concrete floats will be replaced. 20 existing creosote timber piles ranging between 12 and 20 inches will be removed. New 12-inch steel piles will be installed.

- F Dock: 3,740 SF existing concrete floats will be replaced. 20 existing creosote timber piles ranging between 12 and 20 inches will be removed. New 12-inch steel piles will be installed.
- W Dock: 1,673 SF existing concrete floats will be replaced. 10 12-inch existing creosote timber piles will be removed. New 12-inch steel piles will be installed.
- Commercial Dock 1: 1,173 SF existing concrete floats will be replaced. 5 12-inch existing creosote timber piles will be removed. New 12-inch steel piles will be installed.
- Commercial Dock 2: 1,423 SF existing concrete floats will be replaced. 4 12-inch existing creosote timber piles will be removed. New 12-inch steel piles will be installed.

Along with these elements, hardware that connects the floats and appurtenances related to the floats will be replaced. Utility systems, including water, sewer, and electrical lines are proposed to be repaired and replaced as necessary.

3. METHODS

This document has used the 2008 Washington Department of Fish and Wildlife Eelgrass/ Macroalgae Habitat Interim Survey Guidelines, the U.S. Army Corps of Engineers 2016 and Draft 2017 Components of a Complete Eelgrass Delineation and Characterization Report technical guidance and procedures for identifying and delineating eelgrass (*Zostera spp*.). As per the protocols, the macrovegetation survey was initiated as a preliminary level survey using a FishPro™ camera system to document the extent of subtidal eelgrass and macroalgae with in the proposed project area.

Over the course of the preliminary survey, Facet engineers covered the area of float installation and pile removal/installation using a visual survey and underwater survey equipment within 25 horizontal feet of the proposed activity float's winter location and locations of the pile installation. The pile survey occurred between the OHWM and -6 feet mean lower low water (MLLW) and the float survey occurred between -23 feet and -35 feet MLLW. Above -6 feet MLLW, the intertidal zone was visually observed from the existing floats. Below -23 feet, engineers used a FishPro™ camera to document habitat. Underwater photographs were reviewed to document flora, fauna, and substrates in the area.

4. RESULTS

The float and pile preliminary survey on April 14, 2025, began at approximately 11:40 AM after mobilization and was completed around 12:15 PM. Weather was clear and sunny with a high of 15.6°C (60°F). Water visibility averaged approximately 6 feet over the entire survey area. A low tide of -0.28 feet MLLW occurred at 12:30.

4.1 Benthos and Macrovegetation

Tracks parallel to the shore were surveyed. Between OHWM and -6 feet MLLW, the slope is shallow and the sediment a sand and gravel mix (Figure 2). Beyond -23 feet MLLW, the slope is much steeper and the sediment consisted of sand.

The lower intertidal and shallow subtidal zone between the vicinity of the piles to be replaced was sparsely covered with macrovegetation. Small patches of green algae (*Ulva spp*.) were observed between OHWM and -6 feet MLLW (Figure 3). There was no eelgrass or kelp observed associated with the substrate in the surveyed area.

Figure 2. Typical substrate at the project site. Photo taken 4/14/2025.

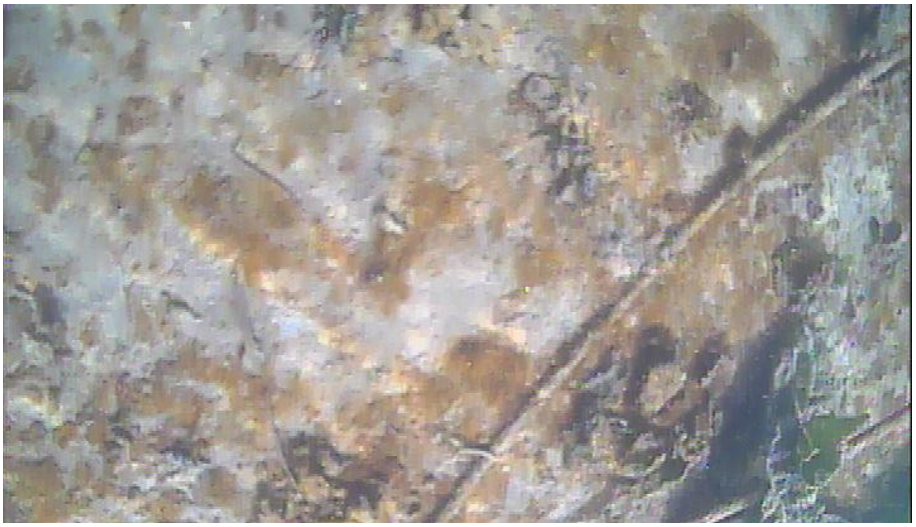


Figure 3. Substrate with patches of green algae. Photo taken 4/14/2025.

4.2 Invertebrate Fauna

Larg mobile invertebrates were not observed during the survey. Plumose anemone (*Metridium farcimen*) was found attached to piles and floats throughout the survey (Figure 4).

Figure 4. Plumose anemones (*Metridium farcimen*) found attached to a float.

4.3 Vertebrate Fauna

No vertebrate fauna were noted within the survey area.

4.4 Anthropogenic Elements

Anthropogenic debris was not noted within the survey area.

5. CONCLUSION

Eelgrass and kelp were not observed during the visual or camera survey of the existing substrate areas. Macroalgal habitat along the sea floor was sparse and dominated by ulvoids. As proposed, the project, will have no effect on eelgrass or kelp. Some macroalgal habitat may be temporarily impacted by the project, but these species should recolonize following construction activities as they have already managed to colonize the existing infrastructure.

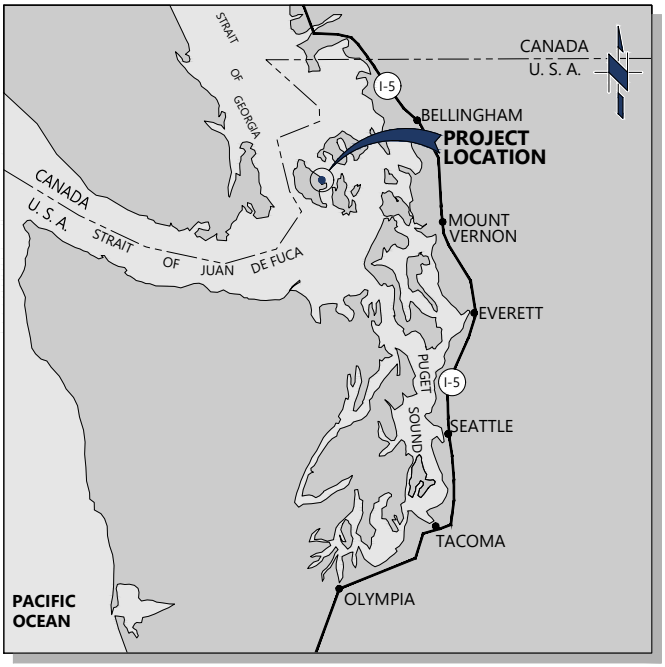
REFERENCES

Washington Department of Fish and Wildlife. Eelgrass/Macroalgae Habitat Interim Survey Guidelines June 16, 2008. http://wdfw.wa.gov/publications/00714/

U.S. Army Corps of Engineers. Seattle District. Components Of A Complete Eelgrass Delineation And Characterization Report. May 27, 2016. www.nws.usace.army.mil/Portals/27/docs/regulatory/Forms/Components%20of%20Eelgrass%20Delineation%205-27-16.pdf?ver=2016-05-27-131522-740

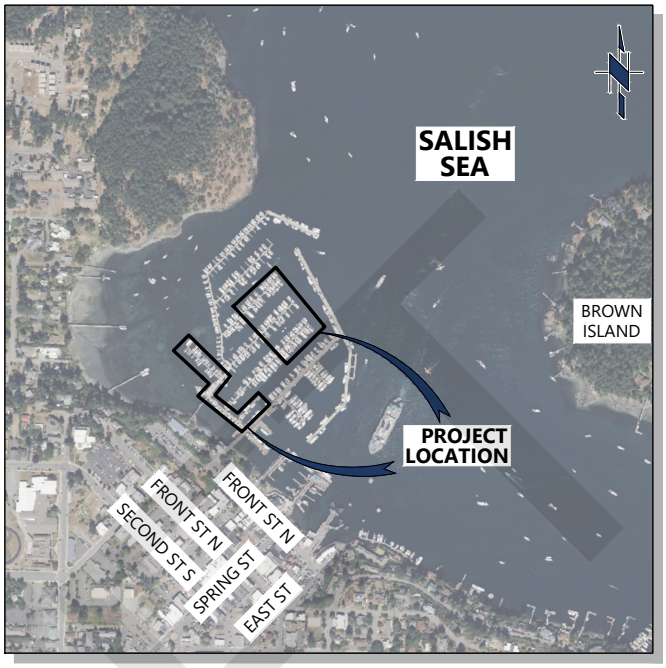
U.S. Army Corps of Engineers. Seattle District. DRAFT Components Of A Complete Eelgrass Delineation And Characterization Report. June 10, 2017.

APPENDIX I: Site Plan



VICINITY MAP

NTS



PROJECT LOCATION

NTS

SHEET INDEX

No.	SHEET TITLE
1	TITLE SHEET, VICINITY MAP, PROJECT INFORMATION, AND SHEET INDEX
2	EXISTING SITE PLAN
3	PROPOSED SITE PLAN
4	REPLACEMENT FLOAT DETAIL
5	REPLACEMENT PILE DETAIL
6	GENERAL NOTES

PROJECT INFORMATION

ADDRESS: 204 FRONT STREET FRIDAY HARBOR, WA 98250
PROJECT: FRIDAY HARBOR MARINA REPAIRS
PROPERTY ID: 351353001000, 351150004000, 351355001000
GEOGRAPHIC ID: 48.538562 N lat. / -123.014776 W long.

LEGAL DESCRIPTION:
TOWN OF FRIDAY HARBOR - LOTS 1, 2, 3, 4 BLKS A, B, & C TGW VACATED PRS COURT ST & WEST ST, VOL. 1 PG. 2-2A Sec 12 & 13, T 35N, R 3W

HORIZONTAL DATUM:
NAD83/2011 WASHINGTON STATE PLANE, NORTH ZONE, US SURVEY FEET.

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

TIDAL DATUM:
STATION ID: 9449880
STATION NAME: FRIDAY HARBOR

HIGH TIDE LINE (HAT) 9.39'
MEAN HIGHER HIGH WATER (MHHW) 7.76'
MEAN HIGH WATER (MHW) 7.11'
MEAN LOW WATER (MLW) 2.29'
MEAN LOWER LOW WATER (MLLW) 0.00'

HIGH TIDE LINE BASED ON THE NOAA PREDICTED HIGHEST ASTRONOMICAL TIDE (HAT).

TOPOGRAPHY AND BATHYMETRY: PORT OF FRIDAY HARBOR PROVIDED CONTOURS, INTERVAL = 1'

PURPOSE:
EXTEND THE LIFE OF THE MARINA BY 30 YEARS.

DATUM: MLLW

APPLICATION BY:
TODD NICHOLSON, PORT OF FRIDAY HARBOR

ADJACENT PROPERTY OWNERS:
SEE JARPA APPLICATION

PORT OF FRIDAY HARBOR
204 FRONT STREET
FRIDAY HARBOR, WA 98250

TITLE SHEET, VICINITY MAP, PROJECT INFORMATION, AND SHEET INDEX

ISSUED FOR PERMIT - REV 0

FACET
9706 4th Ave NE, Suite 300
Seattle, WA 98115
www.facetnw.com P: 206.523.0024

PROPOSED:
MARINA REPAIRS. REPLACE PILES AND FLOATS AS NEEDED.

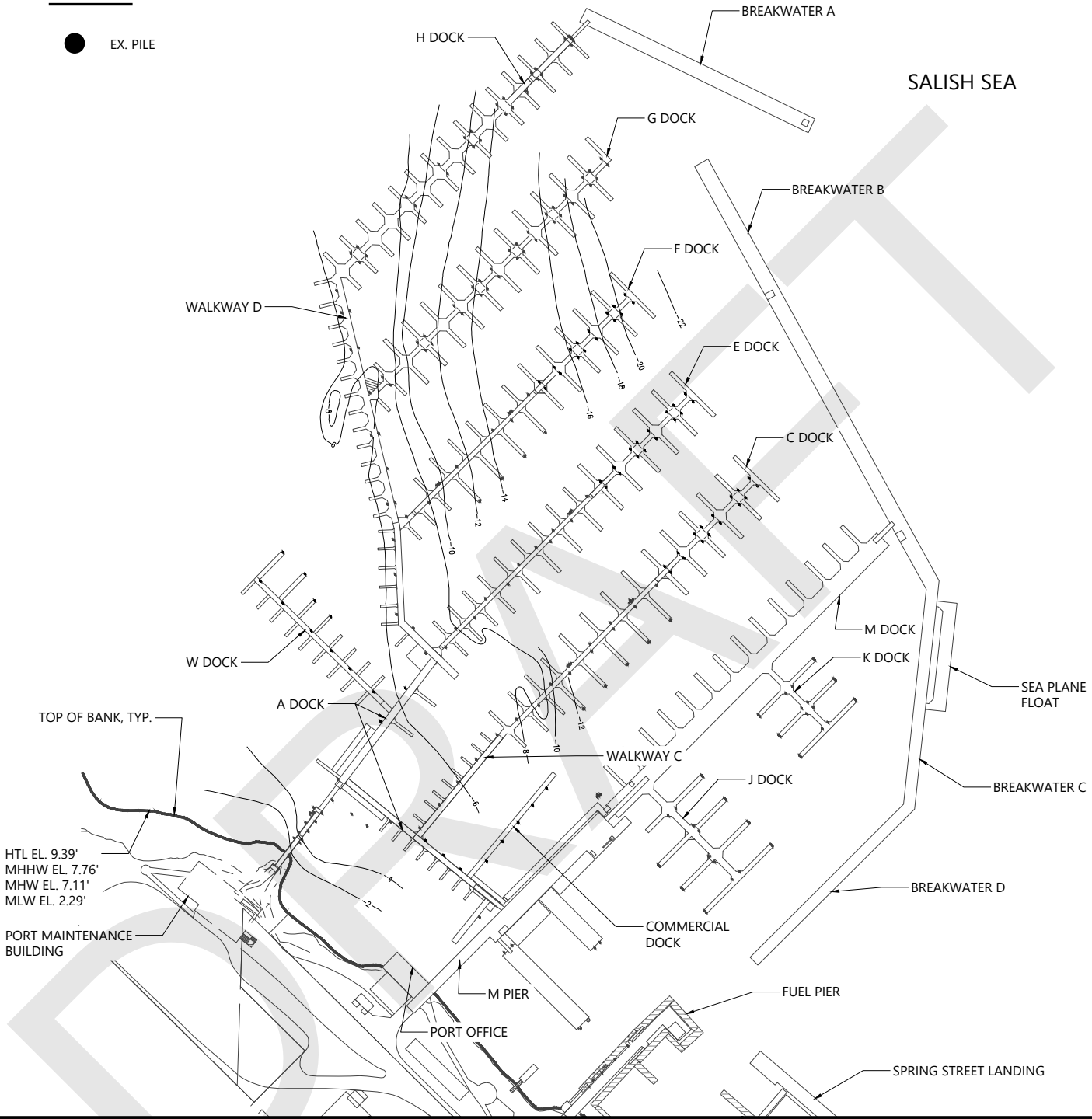
IN: SALISH SEA
AT: FRIDAY HARBOR, WA 98250
SAN JUAN COUNTY
S12, T35N, R3W
PARCEL: 351353001000, 351150004000, 351355001000

DATE: MAY 2025
SHEET: 1 OF 6

ANY CHANGES TO THE APPROVED PLAN NEEDS TO BE REVIEWED AND APPROVED

LEGEND

EX. PILE



PURPOSE:
EXTEND THE LIFE OF THE MARINA BY 30 YEARS.

DATUM: MLLW

APPLICATION BY:
TODD NICHOLSON, PORT OF FRIDAY HARBOR

ADJACENT PROPERTY OWNERS:
SEE JARPA APPLICATION

PORT OF FRIDAY HARBOR
204 FRONT STREET
FRIDAY HARBOR, WA 98250

EXISTING SITE PLAN

20 10 0 20 40
SCALE IN FEET

ISSUED FOR PERMIT - REV 0

FACET
9706 4th Ave NE, Suite 300
Seattle, WA 98115
www.facetnw.com P: 206.523.0024

PROPOSED:
MARINA REPAIRS. REPLACE PILES AND FLOATS AS NEEDED.

IN: SALISH SEA
AT: FRIDAY HARBOR, WA 98250
SAN JUAN COUNTY
S12, T35N, R3W
PARCEL: 351353001000, 351150004000, 351355001000

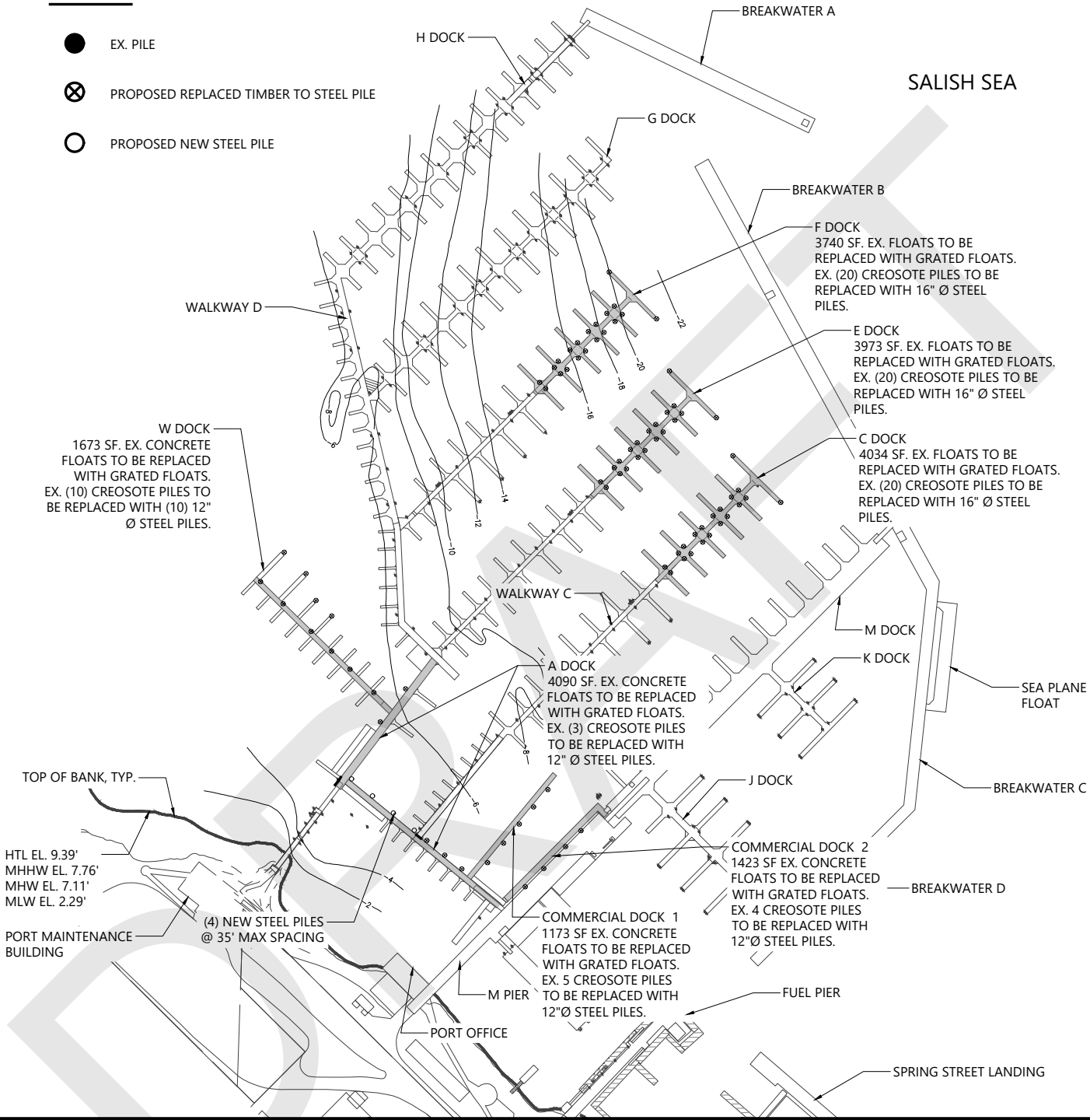
DATE: MAY 2025
SHEET: 2 OF 6

ANY CHANGES TO THE APPROVED PLAN NEEDS TO BE REVIEWED AND APPROVED

5/7/25 - JIMIS - Z:\SHARED\PROJECTS\ACTIVE\2025\03\2503.0524_PORT OF FRIDAY HARBOR_FRIDAY HARBOR MARINA PERMITTING\DRAWINGS\CAD-REVIT\PORT OF FRIDAY HARBOR - JARPA SET.DWG

LEGEND

- EX. PILE
- PROPOSED REPLACED TIMBER TO STEEL PILE
- PROPOSED NEW STEEL PILE



PURPOSE:
EXTEND THE LIFE OF THE MARINA BY 30 YEARS.

DATUM: MLLW

APPLICATION BY:
TODD NICHOLSON, PORT OF FRIDAY HARBOR

ADJACENT PROPERTY OWNERS:
SEE JARPA APPLICATION

PORT OF FRIDAY HARBOR
204 FRONT STREET
FRIDAY HARBOR, WA 98250

PROPOSED SITE PLAN

20 10 0 20 40
SCALE IN FEET

ISSUED FOR PERMIT - REV 0

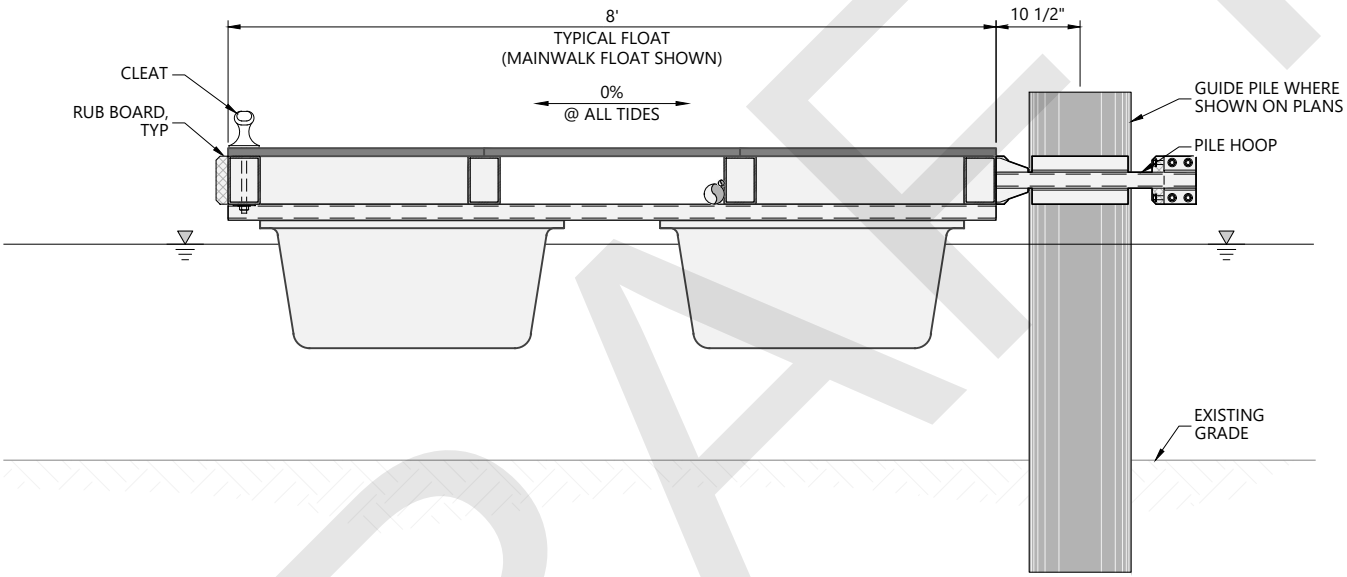
FACET
9706 4th Ave NE, Suite 300
Seattle, WA 98115
www.facetnw.com P: 206.523.0024

PROPOSED:
MARINA REPAIRS. REPLACE PILES AND FLOATS AS NEEDED.

IN: SALISH SEA
AT: FRIDAY HARBOR, WA 98250
SAN JUAN COUNTY
S12, T35N, R3W
PARCEL: 351353001000, 351150004000, 351355001000

DATE: MAY 2025
SHEET: 3 OF 6

ANY CHANGES TO THE APPROVED PLAN NEEDS TO BE REVIEWED AND APPROVED



PURPOSE:
EXTEND THE LIFE OF THE MARINA BY 30 YEARS.

DATUM: MLLW

APPLICATION BY:
TODD NICHOLSON, PORT OF FRIDAY HARBOR

ADJACENT PROPERTY OWNERS:
SEE JARPA APPLICATION

PORT OF FRIDAY HARBOR
204 FRONT STREET
FRIDAY HARBOR, WA 98250

REPLACEMENT FLOAT DETAIL

1 1/2 0 1 2
SCALE IN FEET

ISSUED FOR PERMIT - REV 0

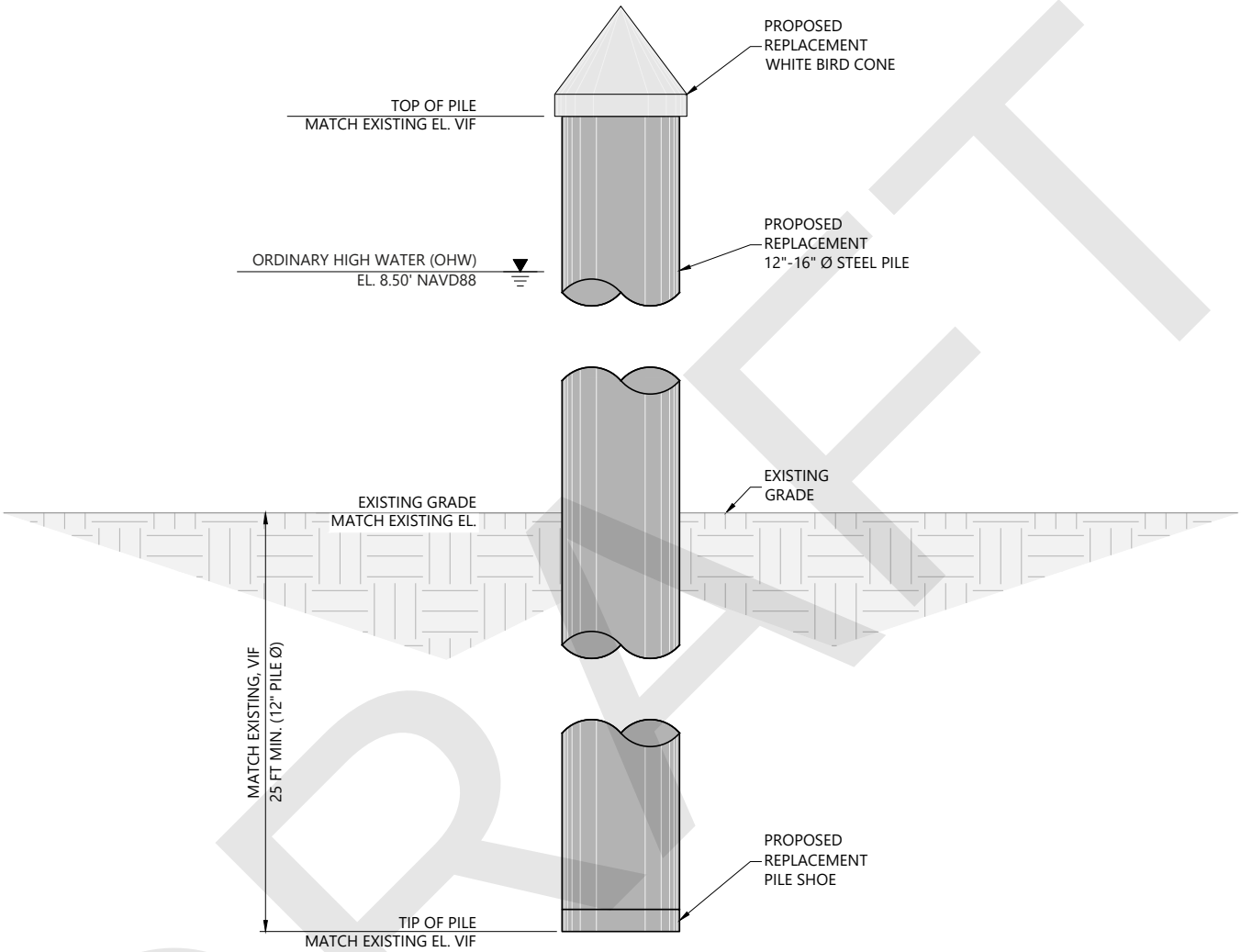
FACET
9706 4th Ave NE, Suite 300
Seattle, WA 98115
www.facetnw.com P: 206.523.0024

PROPOSED:
MARINA REPAIRS. REPLACE PILES AND FLOATS AS NEEDED.

IN: SALISH SEA
AT: FRIDAY HARBOR, WA 98250
SAN JUAN COUNTY
S12, T35N, R3W
PARCEL: 351353001000, 351150004000, 351355001000

DATE: MAY 2025
SHEET: 4 OF 6

ANY CHANGES TO THE APPROVED PLAN NEEDS TO BE REVIEWED AND APPROVED



PURPOSE:
EXTEND THE LIFE OF THE MARINA BY 30 YEARS.

DATUM: MLLW

APPLICATION BY:
TODD NICHOLSON, PORT OF FRIDAY HARBOR

ADJACENT PROPERTY OWNERS:
SEE JARPA APPLICATION

PORT OF FRIDAY HARBOR
204 FRONT STREET
FRIDAY HARBOR, WA 98250

REPLACEMENT PILE DETAIL

1 1/2 0 1 2
SCALE IN FEET

ISSUED FOR PERMIT - REV 0

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9706 4th Ave NE, Suite 300
Seattle, WA 98115
www.facetnw.com P: 206.523.0024

PROPOSED:
MARINA REPAIRS. REPLACE PILES AND FLOATS AS NEEDED.

IN: SALISH SEA
AT: FRIDAY HARBOR, WA 98250
SAN JUAN COUNTY
S12, T35N, R3W
PARCEL: 351353001000, 351150004000, 351355001000

DATE: MAY 2025
SHEET: 5 OF 6

ANY CHANGES TO THE APPROVED PLAN NEEDS TO BE REVIEWED AND APPROVED

PROJECT NOTES

GENERAL NOTES

1. THE REPAIR TREATMENT IS DESIGNED, LOCATED, SIZED, AND CONSTRUCTED TO ENSURE NO ADDITIONAL NET LOSS OF ECOLOGICAL FUNCTIONS.
2. WORK WILL OCCUR DURING LOW TIDE IN THE APPROVED WASHINGTON DEPARTMENT OF FISH AND WILDLIFE (WDFW) IN-WATER WORK WINDOW AND IN PHASES TO COORDINATE WITH TIDAL EXPOSURE.
3. A BARGE OR LAND-BASED EQUIPMENT WILL BE USED TO DELIVER AND PLACE MATERIALS. BARGE GROUNDING SHALL BE AVOIDED AT ANY TIME.
4. APPROPRIATE EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED DURING THE GROUND-DISTURBING CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL VERIFY AND REVIEW ALL ITEMS WITHIN THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK. DIMENSIONS ARE NOT TO BE SCALED FROM THE PLANS, SECTIONS, OR DETAILS WITHIN THE DRAWINGS. DIMENSIONS STATED IN TEXT GOVERN. SPECIFIC NOTES AND DETAILS IN THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES. NOTIFY THE ENGINEER OF ALL CHANGES MADE IN THE FIELD OR DISCREPANCIES.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, PROCEDURES, AND PERMIT COMPLIANCE.
7. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE REFERENCED CONSTRUCTION AND ALL OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK TO COMPLY WITH PROJECT PERMITS.
8. FINAL REPAIRS SHALL BE PER THE CONTRACTORS', THE MANUFACTURES' RECOMMENDATIONS, AND/OR THE BUILDING PERMIT.
9. NO PRE-CONSTRUCTION TOPOGRAPHIC AND BATHYMETRIC PROFILE SURVEY AND AGREEMENT TO CONDUCT A POST-CONSTRUCTION SURVEY REQUIRED OR PROPOSED.

METHODS AND MATERIALS

REINFORCING STEEL

1. REFERENCE STANDARDS: ACI "DETAIL MANUAL" AND CRSI MANUAL OF STANDARD PRACTICE.
2. MATERIALS: REINFORCING STEEL: ASTM A615, GRADE 60
3. LAP CONTINUOUS REINFORCING BARS 48 BAR DIAMETERS, UNLESS NOTED OTHERWISE. PROVIDE CORNER BARS FOR ALL HORIZONTAL REINFORCEMENT. PROVIDE CORNER BARS OR HOOK BARS (90 OR 180 DEGREE) AT THE END OF ALL HORIZONTAL REINFORCEMENT IN WALLS. A615 STEEL IS NOT TO BE WELDED TO OTHER STEEL MEMBERS.
4. ALL REINFORCING TO BE HOT DIPPED GALVANIZED OR EPOXY COATED, WITH 2" MIN COVER ON ALL REBAR.

STRUCTURAL STEEL

1. ALL PLATES SHALL CONFORM TO ASTM 50.
2. ALL WF SHAPED SHALL CONFORM TO ASTM A992, FY = 50 KSI.
3. ALL PILES SHALL CONFORM TO ASTM A252 GRADE 3 FY = 45 KSI.
4. ALL BOLTS SHALL CONFORM TO ASTM A307, UNO.
5. ALL NUTS SHALL CONFORM TO ASTM A563, UNO.
6. ALL WASHERS SHALL CONFORM TO ASTM F436, UNO.
7. ALL THREADED RODS SHALL CONFORM TO ASTM F1554, GRADE 36.
8. ALL STEEL MEMBERS THAT ARE NOT EPOXY COASTED SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A153 AS APPLICABLE.

WELDING

1. ALL WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED FOR THE WELD AND POSITION SHOWN IN ACCORDANCE WITH AWS AND HAVING CURRENT CERTIFICATION FROM WABO.
2. ALL WELDS SHALL BE PERFORMED WITH PROCEDURES PRE-QUALIFIED OR QUALIFIED IN ACCORDANCE WITH AWS D1.1.
3. THE WELDS SHOWN ARE FOR THE FNAL CONNECTIONS. FIELD WELD SYMBOLS ARE SHOWN WHERE REQUIRED BY THE STRUCTURAL DESIGN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF A WELD SHOULD BE SHOP OR FIELD WELDED IN ORDER TO FACILITATE THE STRUCTURAL STEEL ERECTION.
4. WELDING ELECTRODES SHALL BE 70 KSI STRENGTH AND SHALL BE "LOW-HYDROGEN ELECTRODES".

BEST MANAGEMENT PRACTICES

1. ALL CONSTRUCTION DEBRIS WILL BE COLLECTED AND NOT ALLOWED TO ENTER THE WATERS OF THE STATE.
2. IF DEBRIS OR SPILL MATERIAL ACCIDENTALLY ENTER THE WATERWAY, IMMEDIATE ACTIONS WILL BE TAKEN TO REMOVE THE MATERIAL, AND PROPER ENTITIES WILL BE NOTIFIED.
3. CARE WILL BE TAKEN IN ALL WORK TO PREVENT DEBRIS, OIL AND GREASE FROM ENTERING THE WATER.
4. ALL DEBRIS OR SPILL MATERIAL WILL BE PROPERLY DISPOSED OF AT AN APPROVED OFF-SITE DISPOSAL FACILITY.
5. REFUELING WILL BE CONDUCTED AWAY FROM THE SHORELINE IN ACCORDANCE WITH THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.
6. ALL EQUIPMENT WILL BE CHECKED DAILY FOR LEAKS AND ANY NECESSARY REPAIRS WILL BE MADE PRIOR TO COMMENCEMENT OF WORK.
7. NO EQUIPMENT, MATERIALS OR VEHICLES SHALL BE PARKED OR STORED NEAR OR ON THE BEACH.
8. NO FILLING, EXCAVATION, STOCKPILING OF MATERIALS, OR HEAVY EQUIPMENT USE SHALL TAKE PLACE NEAR THE TOP OF THE STEEP SLOPE AREA.
9. EXCAVATION AND SITE-DISTURBING ACTIVITIES SHALL BE STRICTLY LIMITED TO THE MINIMUM NECESSARY TO ACCOMPLISH THE WORK AUTHORIZED IN THIS DECISION. SOIL AND MATERIALS SHALL BE STOCKPILED LANDWARD OF THE OHWM AND EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED.
10. ALL CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE DISPOSED OF AT A SITE APPROVED BY ISLAND COUNTY PUBLIC WORKS DEPARTMENT. THERE SHALL BE NO DUMPING OR DISPOSING OF DEBRIS ON THE BEACH OR IN THE WATERS OF THE STATE.
11. NO ENCROACHMENT ONTO ANY LEGALLY EXISTING EASEMENT OR PROPERTY LINE (OR ONTO ANY REQUIRED SETBACK FOR SUCH) IS PROPOSED BY THIS DESIGN BEYOND WHAT IS SPECIFICALLY SHOWN AND CALLED OUT HEREIN.

PURPOSE:
EXTEND THE LIFE OF THE MARINA BY 30 YEARS.

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APPLICATION BY:
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GENERAL NOTES

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S12, T35N, R3W
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DATE: MAY 2025
SHEET: 6 OF 6

ANY CHANGES TO THE APPROVED PLAN NEEDS TO BE REVIEWED AND APPROVED

APPENDIX II: Sampling Photos

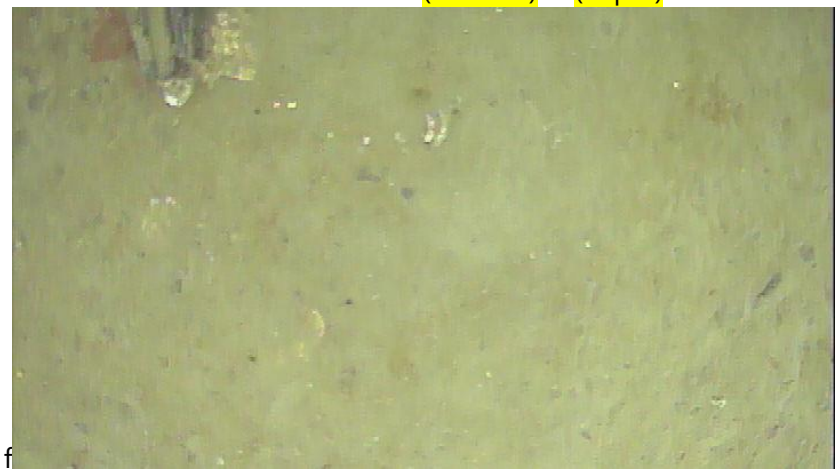
Photo 1: Taken near (location) at (depth) 	Photo 2: Taken near (location) at (depth) 
Photo 3: Taken near (location) at (depth) 	Photo 4: Taken near (location) at (depth) 

Photo 5: Taken near (location) at (depth) 	Photo 6: Taken near (location) at (depth) 
Photo 7: Taken near (location) at (depth) 	Photo 8: Taken near (location) at (depth) 

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Formerly DCG/Watershed

Attachment C
(document page 44 through 61)

RECEIVED
October 30, 2025
TOWN OF FRIDAY HARBOR
Community Development

Marine Mammal Monitoring Plan

204 FRONT STREET – FRIDAY HARBOR MARINA

AUGUST 2025

Prepared for:

Todd Nicholson
Port of Friday Harbor
PO Box 889
Friday Harbor, WA 98250

Prepared by:

Facet
9706 4th Ave NE, Suite 300
Seattle, WA 98115
www.facetnw.com

FACET REFERENCE #2503.0524

TABLE OF CONTENTS

LIST OF FIGURES

LIST OF TABLES

LIST OF APPENDICES

1. INTRODUCTION

This Marine Mammal Monitoring plan (MMMP) has been prepared to fulfill National Marine Fishery Service (NMFS) requirements to monitor for marine mammals in the defined area of potential waterborne sound effects from the Port of Friday Harbor (hereafter, Port) marina repair project. The proposed project is located within the town of Friday Harbor, Washington. This project will include the repairs to degraded components within the marina. This project does have the potential to impact species of marine mammals that are protected under Marine Mammal Protection Act in the Action Area as defined by the Biological Assessment (Table 1).

Table 1. Marine Mammal Species Likely to Occur in the Project Area

Species	Scientific Name
Dall's Porpoise	*Phocoenoides dalli*
Harbor Porpoise	*Phocoena phocoena*
Harbor Seal	*Phoca vitulina*
Humpback Whale	*Megaptera novaeangliae*
Southern Resident Killer Whale	*Orca orcinus*
Stellar Sea Lion	*Eumetopia jubatus*

2. PROJECT LOCATION

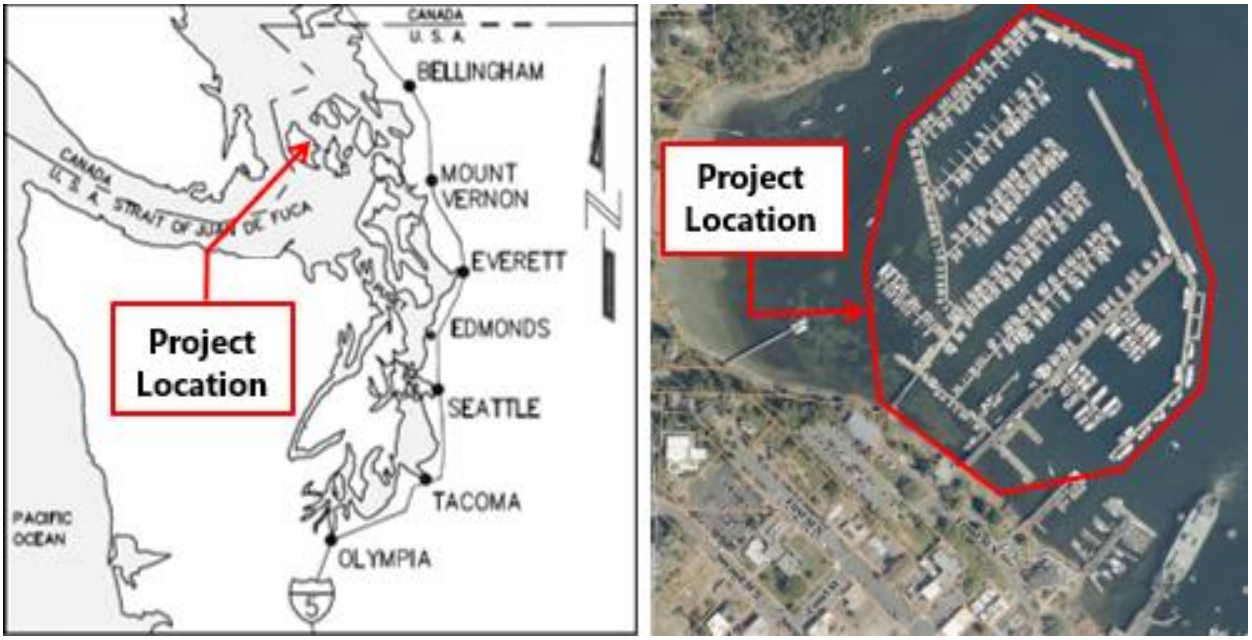

Figure 1. Vicinity and Site Maps

The project is located on the waterfront in Friday Harbor, Washington (Section 12 of Township 35N of Range 3W). Water quality in Friday Harbor is unimpaired rated as Category 5 – 303(d) for dissolved oxygen and Category 2 for fecal coliform bacteria and pH. Sediments within the marina area have been rated as Category 1 for copper, lead, and zinc. Two salmon-bearing streams, North Creek and Crescent Creek, drain into the harbor to the northwest of the project site. The project area includes the intertidal and subtidal zones (Figure 1).

3. PROJECT DESCRIPTION

The Port of Friday Harbor owns all but three parcels of land in the downtown core waterfront and manages the adjoining harbor area under a DNR Port Management Agreement. The Port provides marina facilities, fuel facilities, office and retail space, a waterfront park, and significant public access. The proposed project consists of the elements listed below, followed by summary tables (Tables 2 and 3, respectively).

1. **Float Replacement**
   Several float sections have deteriorated and require replacement. The existing float sections are concrete. Replacement float sections will be grated and therefore allow light passage. The float sections proposed to be replaced are A Dock, C Dock, E Dock, F Dock, W Dock, and the Commercial Docks 1 & 2.
2. **Pile Replacement**
   Piles associated with the sections of floating dock previously listed will be replaced. The existing piles are creosote with diameters ranging between 12 and 20 inches. The new piles will be steel, with diameters ranging between 12 and 16 inches.
3. **Utilities**
   Utility systems, including water, sewer, and electrical lines will be repaired or replaced as necessary. Float hardware and appurtenances will be replaced as necessary.

Table 2. Pile Removal and Installation Summary

Structure	Piles Removed	Piles Installed	Net Change in Number of Piles
A Dock	(5) creosote-treated, 12-inch diameter	(7) 12-inch steel	+4
C Dock	(20) creosote-treated, 12-inch to 20-inch diameter	(20) 16-inch steel	0
E Dock	(20) creosote-treated, 12-inch to 20-inch diameter	(20) 16-inch steel	0
F Dock	(20) creosote-treated, 12-inch to 20-inch diameter	(20) 16-inch steel	0
W Dock	(10) creosote-treated, 12-inch diameter	(10) 12-inch steel	0
Commercial Dock 1	(5) creosote-treated, 12-inch diameter	(5) 12-inch steel	0
Commercial Dock 2	(4) creosote-treated, 12-inch diameter	(4) 12-inch steel	0
Total	**-82**	**+86**	**+4**

Table 3. Overwater Coverage Summary

Structure	Net Change in Overwater Coverage
A Dock	0 SF
C Dock	0 SF
E Dock	0 SF
F Dock	0 SF
W Dock	0 SF
Community Dock	0 SF
Total	**+0 SF**

3.1 Project Sequence

All in-water work will avoid the annual outmigration of juvenile salmonids and the breeding season for marbled murrelets. Per WAC Tidal Reference Area 10, the expected in-water work window is July 16 through February 15 of any year. The project is expected to occur over the course of three to six in-water work windows, from July 16 to February 15, in order to minimize disruption to regular marina

operations. The Port proposes the following general construction sequence, subject to adjustment by the construction contractor's means and methods:

1. Mobilize equipment
2. Remove floats proposed to be replaced
3. Pull up to 10 timber piles per day with a vibratory hammer until all 78 are removed
4. Drive up to 10 steel guide piles per day with vibratory or impact hammer until all 88 are installed
5. Install new floating docks
6. Install and replace (as required) utilities and dock accessories
7. Demobilize equipment

4. METHODOLOGY

A boat-based, trained observer will be located on-site before and during in-water construction activity at a location appropriate for monitoring marine mammals within and approaching the action area. During observation periods, the observer will continuously scan the area for marine mammals using binoculars and the naked eye. The observer will collect data including, but not limited to, environmental conditions (e.g., sea state, precipitation, glare), marine mammal sightings (e.g., species, numbers, location, behavior, responses to construction activity), and construction activity at the time of sighting. The observer will conduct observations, meet training requirements, fill out data forms, and report findings in accordance with this report. The observer will implement mitigation measures including monitoring of the proposed action area and shutdown procedures. They will be in continuous contact with the construction personnel via two-way radio. A cellular phone with local service will be used as back-up communications and for safety purposes. An employee of the construction contractor will be identified as the main point of contact for the observer.

4.1 Observer Qualifications

Monitoring will be conducted by one qualified, trained marine mammal observer. According to NOAA, the minimum qualifications for marine mammal observers are the following:

1. Visual acuity in both eyes (correction is permissible) sufficient to discern moving targets at the water's surface with ability to estimate target size and distance. Use of binoculars or spotting scope may be necessary to correctly identify the target.
2. Advanced education in biological science, wildlife management, mammalogy or related fields (Bachelor's degree or higher is preferred), or equivalent Alaska Native traditional knowledge.
3. Experience and ability to conduct field observations and collect data according to assigned protocols (this may include academic experience).
4. Experience or training in the field identification of marine mammals (cetaceans and pinnipeds).
5. Sufficient training, orientation or experience with vessel operation and pile driving operations to provide for personal safety during observations.
6. Writing skills sufficient to prepare a report of observations. Reports should include such information as the number, type, and location of marine mammals observed; the behavior of marine mammals in the area of potential sound effects during construction; dates and times when observations and in-water construction activities were conducted; dates and times when in-water construction activities were suspended because of marine mammals, etc.
7. Ability to communicate orally, by radio or in person, with project personnel to provide real time information on marine mammals observed in the area, as needed.

4.2 Data Collection

The observer will use a Marine Mammal Observation Sheet (Attachment 1) to record any sightings. Observation sheets will be used to record the following:

- Date and time that permitted construction activity begins and ends;
- Weather parameters (e.g. percent cloud cover, percent glare, visibility) and sea state with the Beaufort Wind Force Scale;
- Species, numbers, and, if possible, sex and age class of observed marine mammals;
- Marine mammal behavior patterns observed, including bearing and direction of travel;
- Location of marine mammal, including distance from observer and distance from pile driving activities to marine mammals
- Record of whether an observation required the implementation of mitigation measures, including shutdown procedures and the duration of each shutdown; and
- Other human activity in the area.

4.3 Equipment

The following equipment will be required to conduct observations for this project:

- Appropriate personal protective equipment including, but not limited to, a life jacket and hearing protection;
- Portable radios and headsets for the observer to communicate with the contractor;
- Cellular phone for backup to radio communications;
- Contact information for the contractor, the U.S. Army Corps of Engineers (USACE) representative, and National Marine Fisheries Service (NMFS) representative;
- Daily tide tables for the project area;
- Watch or chronometer;
- Binoculars (quality 10x42 or better) or spotting scope (20-60 zoom or better) with a built-in rangefinder or reticles (or separate rangefinder);
- Hand-held GPS device, map and compass, or grid map to record locations of marine mammals;
- Copies of MMMP and/or other relevant permit requirement specifications in sealed clear plastic cover; and
- Notebook with pre-standardized Marine Mammal Observation Sheets on waterproof paper.

4.4 Observer Monitoring Location

In order to effectively monitor the pile driving and pulling shutdown zone (Figure 2), the marine mammal observer will be positioned at the best practical vantage point. The observer will be placed at a suitable location in order to observe the action area. This will allow for both an unobstructed view of the pile driving and pulling and the shutdown zone. The monitoring position of the observer will have the following characteristics:

- Unobstructed view of pile being driven;

- Unobstructed view of all water within the shutdown zone;
- Clear view of pile-driving operator or construction foreman in the event of radio failure; and
- Safe distance from pile driving activities in the construction area.

The observer will record all marine mammal sightings, provided it does not interfere with their effectiveness at carrying out the shutdown procedures. If visibility does not allow for full clearance of the observation zone, additional stations or vantage points will be sought.

The marine mammal shutdown zone (action area) will be monitored 30 minutes prior and during all pile driving activity. Pile driving and pulling will not be initiated or will be temporarily suspended until the animals have moved outside of the action area (as determined in Table 4) on its own.

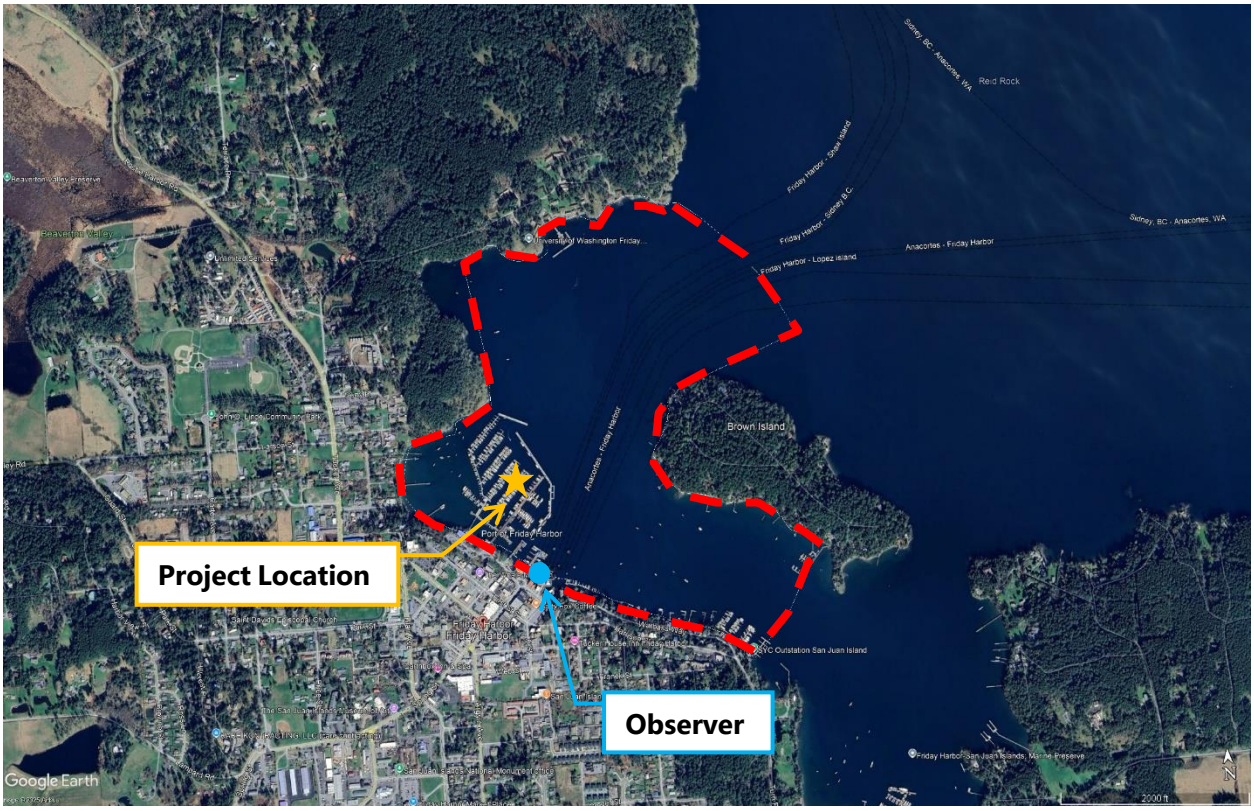

Figure 2. Action Area Extent in Red

Table 4 below calculates the disturbance zone based on the practical spreading loss model, per the interim guidance. The practical spreading loss model was used to determine the zones in which species have the potential to face behavioral disturbance from underwater noise. The formula for calculating practical spreading loss underwater is:

$$TL = GL \times \log \frac{R_1}{R_0}$$

Where TL is the transmission loss (dB) (i.e., the disturbance zone), GL is the geometric loss coefficient (15 is the only valued allowed without real-time sound source verification), R_1 is the range to the target sound pressure level (m), and R_0 is the distance from the source of the initial measurement (m).

The maximum travel distance of underwater sound traveling from the pile driving is approximately 0.62 mi (1.00 km). The action area is constrained by the harbor topography.

Table 4. In-Water Injury and Disturbance Zones

Pile Size	Duration[1]	Source Levels (10 m from Pile)[2]			Injury Zones and Acoustic Thresholds (meters)								Disturbance Zones (meters)		
		Peak (dB)	RMS (dB)	SEL (dB)	Fish, Peak	Fish (<2g)	Fish (≥2g)	Marbled Murrelet	Low-Frequency Cetacean	Mid-Frequency Cetacean	Phocid Pinniped	Otariid Pinniped	Fish	Marbled Murrelet	Marine Mammal
Vibratory Hammer															
Thresholds (dB SEL)					**206**	**187**	**183**	**N/A**	**199**	**198**	**201**	**219**	**N/A**	**N/A**	**120[3]**
12" (nom) steel	8 hrs/day	171	155	155	--	--	--	--	10.9	1.0	6.6	0.5	--	--	271.2
16" (nom) steel	8 hrs/day	172	160	155	--	--	--	--	23.4	2.1	14.2	1.0	--	--	584.3
Impact Hammer															
Thresholds (dB SEL)					**206**	**187**	**183**	**202**	**183**	**185**	**185**	**203**	**150**	**150[4]**	**160**
12" (nom) steel	1,500 strikes/ day	192	169[5]	--	1	0	0	0	32.9	1.2	17.6	1.3	185	185	39.8
16" (nom) steel	1,500 strikes/ day	205	180	165	9	83	45	0	177.9	6.3	95.2	6.9	1,000	1,000	215

1 Assumes up to 10 piles per day can be pulled or installed.
2 Source levels were obtained from Caltrans (2015) and measured 10m from the pile.
3 Ambient background levels at the site were taken from the 2005 *Underwater Sound Levels Associated with Restoration of the Friday Harbor Ferry Terminal* (WSDOT, 2005). This study measured ambient sounds between 131 and 136 dB. 133.5 dB was used as a result.
4 USFWS considers this to be a guideline, not a threshold. In other words, murrelets may respond to sounds in this zone, but that response may not constitute an adverse effect.
5 WSDOT (2018) has established an average reduction of 8-32 dB RMS with the use of a bubble curtain. To be conservative, a reduction of 8 dB RMS was used for impact pile driving only.

4.5 Monitoring Techniques

The observer will collect sighting data and behaviors of marine mammal species that are spotted in the action area during periods of pile driving or pulling. The observer will have no other construction-related tasks while conducting monitoring. Observation necessitates that daylight is sufficient for the observer to visualize the entirety of the action area, so observations will commence and complete during daylight hours. Monitoring of shutdown and observation zones will take place from 30 minutes prior to initiation and through all pile driving and removal activities.

4.5.1 Pre-Activity Monitoring

The following survey methodology will be implemented prior to commencing permitted activities:

- Prior to the start of permitted activities, the observer will monitor the shutdown and monitoring zones for 30 minutes. They will ensure that no marine mammals are present within action area before permitted activities begin.
- The shutdown zone will be cleared when marine mammals have not been observed within zone for that 30-minute period. If a marine mammal is observed within the shutdown zone, a soft start cannot proceed until the animal has left the zone or has not been observed for 20 minutes.
- When the action area is cleared, the observer will radio the contractor. Permitted activities will not commence until the contractor receives verbal confirmation the zones are clear.
- In case of fog or reduced visibility, the observer must be able to see the entirety of shutdown and monitoring zones before permitted activities can be initiated.

4.5.2 Soft Start Procedures

When all marine mammals in the disturbance zone have been documented, the observer will instruct the contractor will instruct the contractor to initiate the ramp-up procedure for pile driving. This procedure consists of initiating the vibratory hammer for 15 seconds at reduced energy followed by a 1-minute waiting period. This procedure will be repeated for a total of three sequences before vibratory pile driving begins. For impact driving, a ramp up procedure of three soft starts using the weight of the hammer followed by a 1-minute waiting period will be required prior to driving. For impact driving to proof the piles, a ramp up procedure of three soft starts using the weight of the hammer will be required prior to driving.

4.5.3 During-Activity Monitoring

The following survey methodology will be implemented during permitted activities:

- The observer will search continuously for marine mammals with the naked eye and with the aid of binoculars and spotting scopes.
- All observations of marine mammals will be documented in a Marine Mammal Observation Sheet.
- When a marine mammal is observed, its location will be determined using a rangefinder to verify distance and a GPS or compass to verify heading.

4.5.4 Shutdown

If any cetaceans or pinnipeds are observed within the disturbance zones, or if entry into the zone is eminent, pile-driving activities will be immediately halted. The observer will immediately radio to alert the contractor, requiring an immediate "all-stop". Pile-driving activities will resume when the animal has voluntarily left the disturbance zone or 20 minutes have passed without re-sighting the animal in the zone. The observer will continue to monitor the animal after it has left the disturbance zone.

4.5.5 Breaks in Work

During an in-water construction delay, the shutdown and monitoring zones will continue to be monitored. No exposures will be recorded for permitted species in the monitoring zone if there are no concurrent permitted construction activities.

If permitted activities cease for more than 30 minutes and monitoring has not continued, pre-activity monitoring and soft start procedures must recommence. This includes breaks due to scheduled or unforeseen construction practices or breaks due to permit-required shutdown. Following 30 minutes of monitoring, work can begin according to the pre-activity monitoring protocols. Work cannot begin if an animal is within the shutdown zone or if visibility is not clear throughout the shutdown and monitoring zones.

5. REPORTING

5.1 Modifications

In the event that the Port needs to modify terms of this MMMP, the USACE and NMFS representatives will be promptly contacted for discussion of the requested modification.

5.2 Injured or Dead Marine Mammals

If the Port finds an injured, sick, or dead marine mammal, a representative will notify the NMFS representative and provide the species or description of the animal(s), condition of the animal or carcass, location, date and time of first discovery, observed behaviors (if alive), and photo or video (if available).

- If marine mammal's condition is a direct result of the project, notification will be made and work will stop until NMFS is able to review the circumstances of the prohibited take.
- If cause of death is unclear, the Port shall immediately report the incident. Construction activities may continue while NMFS reviews the circumstances of the incident and makes a final determination on the cause of the reported injury or death. NMFS will work with the Port to determine whether additional mitigation measures or modifications to the activities are appropriate.

Care should be taken in handling dead specimens to preserve biological materials in the best possible state for later analysis of cause of death, if that occurs. In preservation of biological materials from a dead animal, the finder (i.e., marine mammal observer) has the responsibility to ensure that evidence associated with the specimen is not unnecessarily disturbed.

5.3 Monitoring Report

Following construction, a written report shall be drafted that summarizes the monitoring conducted for the project. Monitoring reports shall be maintained by the Port for the duration of the programmatic authorization (10 years) and made available upon request.

REFERENCES

Fisheries, NOAA. "Guidance for Developing a Marine Mammal Monitoring Plan." *NOAA*, 16 Aug. 2022, www.fisheries.noaa.gov/alaska/endangered-species-conservation/guidance-developing-marine-mammal-monitoring-plan#assess-the-need-for-conservation-measures.

National Marine Fisheries Service. 2018. 2018 Revisions to: Technical Guidance for Assessing the Effects of Anthropogenic Sound on Marine Mammal Hearing (Version 2.0): Underwater Thresholds for Onset of Permanent and Temporary Threshold Shifts. U.S. Dept. of Commer., NOAA. NOAA Technical Memorandum NMFS-OPR-59, 167 p.

Orca Network." Orca Network Archives, indigo-ukulele-jm29.squarespace.com/sightings-report-archive.

APPENDIX I: Marine Mammal Observation Sheet

Example Marine Mammal Observation Sheet:

Marine Mammal Observations

Project Name:_____

Date: _____ Sheet _____ of _____ for this day

Monitor: _____ Monitoring Location: _____

Sighting #	Time of Day	Weather	Species	# of Individuals	Location*	Behavior/Construction Activity

*E.g., Direction, Distance Estimate or Mark on Figure with Sighting Number

RECEIVED
October 30, 2025
TOWN OF FRIDAY HARBOR
Community Development

SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

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

   Port of Friday Harbor Marina Repairs

2. **Name of applicant:**

   Todd Nicholson

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

   Applicant:

   Todd Nicholson, Port of Friday Harbor
   PO Box 889
   Friday Harbor, WA 98250
   toddn@portfridayharbor.org
   (360) 784-4724

   Agent:

   Jimi Smoot, Facet
   9706 4th Ave NE Suite 300
   Seattle, WA 98115
   jsmoot@facetnw.com
   (530) 340-5626

4. **Date checklist prepared:**

   August 22, 2025

5. **Agency requesting checklist:**

   Town of Friday Harbor

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

   ASAP, within fish window

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.**

   Biological Evaluation Macro Algae Survey, Mitigation Plan, if required

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.**

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

None known.

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

Friday Harbor shoreline permit, WDFW HPA, USACE Section 10, Section 404

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 includes the removal of 84 timber piles and approximately 20,357 square feet of existing floats. 28 new 12" steel piles and 60 new 16" steel piles will be installed after the old timber piles are removed. 20,357 square feet of floats with grated decking will be installed to replace the removed floats. 4 new piles

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.

Street Address: 204 Front Street, Friday Harbor, WA, 98250

Section, Township, Range: 12, 35N, 3W

Abbreviated Legal Description: TOWN OF FRIDAY HARBOR - LOTS 1, 2, 3, 4 BLKS A, B, & C TGW VACATED PRS COURT ST & WEST ST Sec 12 & 13, T 35N, R 3W

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

Overwater

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

0%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

1014 – Beaches-Endoaquents, tidal-Xerorthents association, 0 to 5 percent slopes; 2001 – Mitchellbay gravelly sandy loam, 5 to 15 percent slopes; 5000 – Cady-Rock Outcrop complex, 5 to 30 percent slopes; 5006 – Cady-Doebay-Rock Outcrop complex, 25 to 75 percent slopes

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

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No filling, excavation, or grading are proposed.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Erosion is not expected.

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

There will be no additional impervious surface due to project construction..

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

Prior to start of any earthwork, a turbidity curtain will be installed in the water surrounding the project to contain turbidity during installation of the new structures.

2. Air

Find help answering air questions[4]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Air emissions during construction will be restricted to construction equipment being used on-site. After the construction is complete, it is not anticipated that operation and maintenance will have any associated emissions.

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

No.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

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

None.

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

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.**

   Friday Harbor

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

   Yes – All work will be overwater.

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.**

   Filling and dredging are not proposed.

4. **Will the proposal require surface water withdrawals or diversions? Give a 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.**

   Yes.

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.

b. Ground:

Find help answering ground water questions[7]

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water

[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a 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 (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.**

   None.

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.**

   N/A

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

   No.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   No.

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

   None.

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☐ **evergreen tree: fir, cedar, pine, other**
- ☐ **shrubs**
- ☐ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☐ **water plants: water lily, eelgrass, milfoil, other**

☒ **other types of vegetation** underwater vegetation present in the areas of A dock

b. What kind and amount of vegetation will be removed or altered?

None. Temporary impacts to macroalgae

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

None known.

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

None.

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

None known.

5. Animals

Find help answering animal questions[8]

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Gulls, crows, herons, bald eagle, harbor seals, river otters, salmonids.

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

1. Puget Sound Steelhead Trout (*Oncorhynchus mykiss*)
2. Puget Sound Chinook Salmon (*Oncorhynchus tshawytscha*)
3. Hood Canal Summer Chum Salmon (*Oncorhynchus keta*)
4. Puget Sound/Georgia Basin Yelloweye Rockfish (*Sebastes ruberrimus*)
5. Puget Sound/Georgia Basin Bocaccio (*Sebastes paucispinis*)
6. Eulachon (*Thaleichthys pacificus*)
7. Green Sturgeon (*Acipenser medirostris*) not likely to be present
8. Southern Resident Killer Whale (*Orca orcinus*)
9. Humpback Whale (*Megaptera novaeangliae*)
10. Coastal Puget Sound Bull Trout (*Salvelinus confluentus*) not likely to be present
11. Marbled Murrelet (*Brachyramphus marmoratus*) not likely to be present
12. Yellow-billed Cuckoo (*Coccyzus americanus*) not likely to be present
13. Island Marble Butterfly (*Euchloe ausonides insulanus*)

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

The site falls within the Pacific Flyway route for migratory birds, extending from North to South America.

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

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

Agency approved work windows will be strictly adhered to for in-water work. Turbidity curtains will reduce sedimentation impacts to species and a bubble curtain will be used during impact pile driving.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None.

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.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

1. Describe any known or possible contamination at the site from present or past uses.

None known.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

4. **Describe special emergency services that might be required.**

   N/A

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   None.

b. Noise

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

   Site noises include those typical of a public waterfront setting. None of these are expected to 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)?**

   Noise from construction equipment is expected over the short-term while construction takes place. No long-term noise beyond that which already exists will be generated by the project. Construction noises will occur during daylight hours only.

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

   Marine mammal monitoring may be required for pile driving.

Equipment will use mufflers as required by federal agencies

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   Public marina.

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

   No.

   1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

      N/A

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

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

A marina consisting of approximately 500 slips. Floats, piers, and gangways are located throughout the marina.

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

84, per project description

Yes – 78 timber piles will be removed and 20,357 square feet of concrete floats will be removed.

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

Commercial Upland

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

Commercial Non-Residential Upland

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

Urban, aquatic

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes – Shoreline Fish and Wildlife Conservation Area, Frequently Flooded Area

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

N/A

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

N/A

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

N/A

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

None.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

Find help answering housing questions[12]

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

N/A

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing

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

N/A

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

N/A

10. Aesthetics

Find help answering aesthetics questions[13]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No proposed new structures, only repairs/replacement of existing. Steel piles, composite grated deck materials

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

None.

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

None.

11. Light and glare

Find help answering light and glare questions[14]

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

None. pedestal lighting

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

No. Yes, if not mitigated

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. all lighting will be pedistrain scale and downward shielded

12. Recreation

Find help answering recreation questions

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

Informal recreation in the vicinity includes boating and fishing.

[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

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.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None known.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Query run through DAHP's WISAARD and no records were found.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If earth disturbing activities during project construction uncover cultural resources (i.e. structural remains, historic artifacts, or prehistoric artifacts), all work shall cease and the Washington State Archaeologist at the Office of Archaeology and Historic Preservation (OAHP) shall be notified immediately.

If earth disturbing activities during any area of the project uncover human remains, all work shall cease immediately in accordance with the Native American Graves Protection and Repatriation Act of 1990 (NAGPRA) and state statues RCW 27.44. The area around the discovery shall be secured and the County Coroner, and the State Archaeologist at OAHP shall be notified immediately. The State Archaeologist shall notify the Tribe without delay.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

14. Transportation

Find help with answering transportation questions[16]

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

   Site is accessible by Front Street. An arterial

b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

   Yes – Friday Harbor marina is serviced by the Washington State Ferry system and San Juan Transit. San Juan Transit is a privately owned entity

c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

   No.

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

   Yes – The ferry terminal is immediately east of the project site.

e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

   None. Not greater than existing traffic volume

f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

   No.

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

   None.

15. Public services

Find help answering public service questions[17]

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

   No.

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation
[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services

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

None.

16. Utilities

Find help answering utilities questions[18]

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: Holding Tank pump out

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None.

[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

C.Signature

Find help about who should sign[19]

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.

X _____

Town Reviewer: Ryan Ericson, Community Development Director _____

Type name of signee: Jimi Smoot, PE

Position and agency/organization: Project Manager – Facet

Date submitted:

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

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

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

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

    - **Proposed measures to avoid or reduce such increases are:**

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

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

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

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

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

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

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

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

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

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

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

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

TOWN OF FRIDAY HARBOR
Post Office Box 219 ● Friday Harbor, Washington 98250
(360) 378 – 2810 ● FAX: (360) 378 – 5339 ● www.fridayharbor.org

STATE ENVIRONMENTAL POLICY ACT

Determination of Non-Significance (DNS)

Applicant(s): Todd Nicholson, Port of Friday Harbor

Project Name: Port of Friday Harbor Marina Repairs

Location of Proposal: 204 Front Street, Friday Harbor WA 98250

Description of Proposal: The proposed project includes the removal of 84 timber piles and approximately 20,357 square feet of existing floats. Replaced with 28 new 12" steel piles and 60 new 16" steel piles will be installed after the old timber piles are removed. 20,357 square feet of floats with grated decking will be installed to replace the removed floats.

Documents Available: The SEPA Environmental Checklist and background information are available via the Town's website: http://www.fridayharbor.org/2346/Development-Applications-Notices

Agency File Number: LUA2025-0066

Lead Agency: Town of Friday Harbor

Agency Contact: Ryan Ericson, ryane@fridayharbor.org, 360-378-2810 ext. 231

SEPA Decision: The Town of Friday Harbor has determined that this non-project proposal will not have a probable significant adverse impact on the environment. The determination was made after reviewing a completed environmental checklist and other information on file with the lead agency. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This DNS is issued under WAC 197-11-340(2)**. The lead agency will not act on this proposal for 14 days. Comments must be submitted to the Agency Contact no later than 4:00 p.m. on January 22, 2026.**

Responsible Official: Ryan Ericson, Community Development Director

Address: 60 Second Street
PO Box 219
Friday Harbor WA 98250

Signature: _____ Date of Issuance: January 08, 2026

Appeal Process: Appeal procedures are found in RCW 43.21C.075 Appeals.