



Island County Planning and Community Development
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Notice of Application - Optional DNS Process

Date of issuance: 09/17/2025

Island County has received a permit application for the following project.

Date of notice of application 09/09/2025 **Comment due date:** 10/16/2025

Staff Contact: Austin Hoofnagle **email:** a.hoofnagle@islandcountywa.gov **phone:** 360-678-7814

File Number: 333/25 S-VAR-II

Applicant: RLBEACH LLC/NANCY LAMIS

Location: 7548 Maxwelton Beach Ln, Clinton, WA 98236 (R32805-080-4400)

Proposal – Demolition of existing home; new drainfield; new 2368 sf home with appurtenances; rain-through boardwalk along the north edge; and hot tub.

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. The determination is based on the following findings and conclusions form the submitted Biological Site Assessment (BSA) prepared by Cedarock Consultants Inc. on August 10, 2025:

Conclusions and Determinations of Effect on EFH: Based on the analysis in this document, it is expected that implementation of the proposed action will have No Effect on existing EFH for salmonid species. Adverse effect as defined under the MSA "means any impact which reduces quality and/or quantity of EFH". The proposed action will temporarily disturb 5,500 square feet of nearshore area but no work is proposed below OHW and no natural vegetation will be removed. The final shoreline condition will contain the same quantity and quality of habitat that existed prior to construction. No change in water quality is expected. With proposed conservation measures, long term impacts to salmonid EFH are not expected. The proposed action will have No Effect on EFH for groundfish and pelagic species.

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review and condition development to protect critical areas affected by this proposal. The proposal may include mitigation & the project review process may incorporate or require mitigation measures regardless of whether an EIS is required.

Public, Agency, and Tribal Comments: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by 4:30 pm on **October 16, 2025**; mail to Island County Planning Department 1 NE 7th St., Coupeville, WA 98239; deliver to 1 NE 6th St, Coupeville, WA 98239; or 121 N. East Camano Drive, Camano Island; or Fax (360) 679-7306. This may be the only opportunity to comment on the environmental impacts of the proposal.

To request notice of hearings, to receive a copy of the decision, or for information on appeals, contact us at the above address.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

- Should the development proposal be approved, standard conditions will be included in the final decision to ensure consistency with the intent and requirements of Island County Code (ICC) Shoreline Master Program 17.05A and to ensure no net loss of ecological functions.

In addition, the following conservation measures recommended in the Biological Site Assessment (BSA) will also be included as conditions of approval.

- No ground disturbance will occur within 75 feet of the OHWM.
- No equipment or stockpiling will be located within 75 feet of the OHWM. All equipment and material will be delivered via existing roads.
- No vegetation other than turf grass and one non-native tree shall be disturbed.
- Excavation shall be limited only to that necessary to replace the drainfield. All material excavated during construction will be used as backfill.
- All work shall be completed on a flat site with TESC measures placed as necessary to prevent any runoff from reaching Puget Sound waters.
- All work shall be completed with clean equipment in good condition with no evidence of petroleum product leakage. All equipment shall be inspected, serviced, and cleaned off site as necessary to prevent leakage or any contamination of the beach or water.
- Emergency spill response and clean-up equipment shall be available on site during all work activities. At a minimum, this kit will include material for containment and clean-up of petroleum product. Telephone numbers of appropriate agency/department contacts shall be readily available on-site in case a spill should occur (e.g., Ecology, County Fire Department Hazmat Team, County Fire and Rescue).

Required Permits: Shoreline Variance, Building, Clearing & Grading, Septic Permits

Required Studies: Geotechnical Report, Biological Site Assessment/FEMA Floodplain Habitat Assessment