



## ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: 360.679.7339 ■ from Camano 360.629.4522, Ext. 7339 ■ from S. Whidbey 360.321.5111 x 7339  
FAX: 360.679.7306 ■ 1 NE 6<sup>th</sup> Street, P. O. Box 5000, Coupeville, WA 98239-5000  
Internet Home Page: <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

### Notice of Application - Optional DNS Process

**Date of issuance: April 5, 2023**

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

**Date of notice of application: April 5, 2023**      **Comment due date: April 19, 2023**

**Staff Contact:** Brent Ryan

**email:** [b.ryan@islandcountywa.gov](mailto:b.ryan@islandcountywa.gov)

**phone:** 360.678.7258

**File Number:** 061/23 SHE      **Applicant:** Stephen Cox & Nadine Cox

**Location:** R33218-213-3070, 1361 N Arrowhead Drive, Camano Island

**Proposal** – Replacement of bluff staircase & retaining walls. Removal of boat launch rail system. Site is in or near: Steep Slopes, Unstable Slopes, Flood Hazard Area, Within 100' of Well, Aviation Notify Area, Shoreline Jurisdiction, & the Vicinity of Cultural Resources.

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: The applicant submitted a Biological Site Assessment prepared by The Watershed Company, dated November 15, 2022, that determined the project is not likely to adversely affect salmonids due to the temporary erosion and sedimentation control measures (TESC) and other best management practices (BMPs) that will be utilized. Other listed species were evaluated but, due to their mobility and wide habitat ranges, will not likely to be adversely affected by project actions.

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 **April 19, 2023**; mail to Island County Planning Department PO Box 5000, Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> 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: Per the applicant's Biological Site Assessment the project will result in net gain of ecological functions and values because of the reduced pervious footprint, improved drainage, prevention of creosote

leaching or debris into the nearshore and improved native species abundance. These improvements will result in increased water quality, slope drainage/stability and forage for native wildlife and bird species, including pollinators. Further elaboration on specific best management practices will be required during the permit process.

**Required Permits:** Shoreline Exemption with SEPA

**Required Studies:** Biological Site Assessment



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**Comment due date:** April 19, 2023

**Staff Contact:** Malene Garcia-DeBoard **email:** [m.garcia-deboard@islandcountywa.gov](mailto:m.garcia-deboard@islandcountywa.gov) **phone:** (360) 678-7817

**File Number:** 100/23 CGP II      **Applicant:** Whidbey, LLC

**Location:** S8290-00-00072-0, Freeland

**Proposal** – Class IV forest practice conversion permit to clear 10,000 board feet to extend driveway to two future single-family homes.

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:

Applicant will adhere to best management practices and submitted a SEPA Checklist. The proposed driveway will be outside the wetland buffers determined in the wetland report prepared on September 2, 2021 by Wetlands & Wildlife, Inc. No permanent adverse environmental impacts are expected to occur to the wetlands, stream, or the associated protective buffers.

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 **April 19, 2023**; mail to Island County Planning Department 1 NE 7<sup>th</sup> St., Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> 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: The project will follow all best management practices.

**Required Permits:** Clearing and Grading Type II

**Required Studies:** Wetland Report, SEPA Checklist



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**Comment due date:** April 19<sup>th</sup>, 2023

**Staff Contact:** Austin Hoofnagle **Email:** [a.hoofnagle@islandcountywa.gov](mailto:a.hoofnagle@islandcountywa.gov) **Phone:** (360) 678-7814

**File Number:** 303/21 SHE II      **Applicant:** Drake & Aranka Fruehauf

**Location:** 3662 South Oceanside Dr., Greenbank, WA 98253 (Parcel# S7130-02-00015-0)

**Proposal:** After the fact Shoreline Exemption Permit for the replacement of an existing wooden bulkhead with a new concrete bulkhead.

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 outlined in the BSA conducted on May 7<sup>th</sup>, 2023 by Cedarock Consultants, Inc and the Geo-Coastal Report conducted on July 8<sup>th</sup>, 2021 by Coastal Geologic Services:

**BSA:** The intended work is expected to have "No Effect" on existing EFH for Salmonid, groundfish and pelagic species. Furthermore, all disturbance will be temporary with no permeant changes proposed below the OHWM.

**Geo-Coastal:** Full wall replacement in the same footprint would have no additional impact to the beach or coastal processes and would provide for the long-term protection of the residence.

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 **April 19<sup>th</sup>, 2023** mail to Island County Planning Department 1 NE 7<sup>th</sup> St., Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> 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:

- The new bulkhead will be in the same location as the existing bulkhead.
- No riparian vegetation shall be disturbed.
- Excavation shall be limited only to that necessary to place the footing. All material excavated during construction will be used as backfill.
- Because beach access is required for equipment, work timing provisions shall be implemented as required by WDFW to protect all species including any forage fish.
- 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.
- Extreme care shall be taken to avoid spillage of fresh concrete near the water. No washing of the concrete truck or equipment shall occur on-site without complete containment of the wash water. Concrete shall not be poured when tides may reach the work before curing has commenced.
- 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 cleanup 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).
- Any natural logs on the beach that need to be moved shall be returned to the beach after construction is finished.

**Required Permits: Shoreline Exemption Permit**

**Required Studies: Biological Site Assessment, Geo-Coastal Report, SEPA Checklist**