



**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 6th 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

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

Date of issuance: March 8th, 2023

Date of notice of application: February 22nd, 2023

Comment due date: March 22nd, 2023

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

File Number: 048/23 **Applicant:** MARGIE PORTUGAL & NATASHA DE LEON

Location: S6240-00-05013-0; 946 SAILVIEW LN CAMANO ISLAND, WA 98282

Proposal: Applicants propose the construction of approximately 60ft. of new concrete bulkhead to protect an existing single-family residence located at the top of a steep/unstable marine bluff. Design will be 6-feet tall and include a 4-foot-wide footing extending mostly upland. Weep holes will be installed a minimum of every 10-feet along the length of the wall. A tracked excavator will be used for construction. A Marine Buffer Enhancement Plan, Geo-Coastal, BSA and Arch reports have been submitted. Located in Marine Buffer, Shoreline Jurisdiction, NF Stream, Feeder Bluff, Flood zone, Drainage Area, Steep Slopes and within 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 outlined in the Geo-Coastal Report Conducted on January 18th, 2023 by Jim Johannessen, Licensed Engineering Geologist and from the Biological Site Assessment conducted on September 3rd, 2023 by Cedarrock Consultants, Inc:

Geo-Coastal: Constructing new shore protection at the property appears warranted as the bluff recession will continue to advance without management measures put in place. Drainage and vegetation management measures would not be effective in controlling erosion at this property. Drainage does not appear to be causing any significant impacts to the property due to the relatively small roof area and dense nature of the upper bluff soils, which is also apparent in the extremely steep nature of the bluff face. Similarly, vegetation and soil strength at the bluff crest is not the problem at this property and planting this area would have no measurable effect. The bluff face is far too steep to establish dense rooted vegetation. The site is not suitable for soft shore protection. There is virtually no backshore to provide adequate room for soft shore protection (Figure 3), the site has a maximum wave fetch from the south of approximately 11 miles making it relatively high energy in Puget Sound terms, and the angle of wave approach is very oblique (swash-aligned), which make the site a poor candidate for soft shore protection (Johannessen et al., 2014). The proposed structure location is controlled by the needed wall footing. The proposal would not interfere with natural hydrological processes as the design does not extend north to the ravine and creek to the north and no other fresh water sources are in the proposed bulkhead area. The proposed bulkhead would not interfere with littoral drift/net shore-drift.

Biological Site Assessment: 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 about 900 square feet

of upper shoreline area but no permanent changes are proposed below OHW and no natural vegetation other than grass 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 **March 22nd, 2023**, mail to Island County Planning Department PO Box 5000, 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.

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:

Geo-Coastal: The proposed new concrete bulkhead structure should be kept to a maximum width of 4-5 FT from the very steep lower bluff face (the glacial deposit bluff toe, not colluvium). We understand that the proposed concrete wall requires a width of footing of approximately 4-5 FT and this should be constructed right up to the vertical line below the exposed bluff face above the proposed bulkhead area, such that the structure can be kept within 5 FT. An adequate number of drainage weepholes must be installed in the lower portion of the proposed bulkhead wall, to minimize hydrostatic pressure. At a minimum, the proposed wall should have 1 weep hole every 10 linear FT.

Biological Site Assessment: To help ensure there is no-net-loss of shoreline ecological function per the Island County Shoreline Ordinance:

1. gravel supplementation and potentially some planting along the toe of the slope in the newly stabilized area should be considered. Gravel supplementation is often required by WDFW to benefit forage fish habitat.
2. Work below OHW shall follow all WDFW and federal timing restrictions.
3. The face of replacement bulkhead shall be located no further waterward than OHW and no further waterward than the neighboring bulkhead.
4. All equipment and material will be delivered via existing roads to the beach.
5. TESC measures shall be placed as necessary to prevent any runoff from fresh concrete reaching Puget Sound waters. Fresh concrete shall be protected from contact with water and rain until it begins to cure.
6. 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.
7. 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).
8. Existing drift logs within the work area may be moved but shall returned to the beach after work is complete.

9. Any native dune grass eliminated as part of the action shall be replanted.
10. The beach below OHW shall be restored to the pre-existing condition.

Required Permits: SHE Type-II

Required Studies: BSA (submitted); Geo-Coastal Report (submitted)



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Notice of Application - Optional DNS Process

Date of issuance: March 8, 2023

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

Date of notice of application: March 8, 2023

Comment due date: March 22, 2023

Staff Contact: Donah Dunn **email:** d.dunn@islandcountywa.gov **phone:** (360) 678-7812

File Number: 052/23 CGP II **Applicant:** Antonio & Sandra Luzuriaga

Location: S8075-00-03006-0, Clinton

Proposal – Clear and grade 650 cubic yards for future single-family residence

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 Geotechnical Report prepared on May 17, 2022 by Palmer Geotechnical Consultants, Inc. determined that the risk of erosion due to the project development near steep slopes mapped by ICGeo is low. Any impacts can be mitigated with appropriate erosion control measures. Besides the steep slopes, no other geologic hazards were found within the vicinity of the site.

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 March 22; mail to Island County Planning Department PO Box 5000, 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.

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. Construction will be limited during periods of wet weather. A perimeter cut-off drain is to be installed near the East property line above building dig out area and

around the foundation project to protect the site during construction in the event that unstable soil has to be excavated prior to pouring concrete for the footings. Cut off drain will discharge into the historic drainage discharge location on the Northwest corner of the site. A high visibility silt fence will be set from the North of property line to the South to the downgradient line. Grass seed and straw will cover exposed unvegetated areas after backfill is completed for rough grade.

Required Permits: Shoreline Exemption Type II

Required Studies: Biological Site Assessment, Geocoastal Report, SEPA Checklist



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Notice of Application - Optional DNS Process

Date of issuance: March 8, 2023

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

Date of notice of application: March 8, 2023 **Comment due date:** March 8, 2022

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

File Number: 057/23 SHE II **Applicant:** Jill and Lydell Knudson

Location: S8425-00-00135-0, Langley

Proposal – Replacement of existing beach access stairs and 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:

Applicant will adhere to best management practices and submitted a SEPA Checklist. The Biological Site Assessment prepared on January 5, 2023 Davido Consulting Group determined that the project development is unlikely to cause a significant impact on any critical areas, species, or vegetation. All local species were given a No Effect or May Affect but is Not Likely to Adversely Affect determination Temporary impacts can be reduced by implementing specific mitigation measures. The Geocoastal Report prepared on January 5, 2023 Davido Consulting Group determined that the project is not expected to have a significant impact on the functionality of the site, no habitat known to be used by any listed or sensitive species will be directly affected, and no significant vegetation or aquatic habitat will be disturbed.

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 March 22; mail to Island County Planning Department PO Box 5000, 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.

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. Protective measures required by WDFW will be followed to protect forage fish spawning areas, including construction timing during low tide. All construction debris will be collected and be disposed of off-site. All equipment will be checked daily for leaks and necessary repairs will be made prior to commencement of work.

Required Permits: Shoreline Exemption Type II

Required Studies: Biological Site Assessment, Geocoastal Report, SEPA Checklist



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Notice of Application - Optional DNS Process

Date of issuance: December 14, 2022

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

Date of notice of application: March 8, 2023 **Comment due date:** March 22, 2023

Staff Contact: Cindy White **email:** cindyw@islandcountywa.gov **phone:** 360-678-7818

File Number: 334/22 SHE **Applicant:** Lori Husby

Location: S7440-00-03002-0; 181 N Sunset Dr. Camano Island, WA 98282

Proposal – to repair approx. 28 lft of exist. Bulkhead from the landward side, by adding tieback anchors to stabilize the existing structure and add a scour protection block beneath the existing footing to run approx. 28 lft. The parcel is located within the shoreline jurisdiction, with a Shoreline Residential, Historic beach designation, possible steep slopes, vicinity of cultural resources and. Fish & Wildlife habitat conservation area,

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:

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 **MARCH 22, 2023** mail to Island County Planning Department PO Box 5000, 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.

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:

Required Permits: Shoreline Exemption, SEPA, Building Permit

Required Studies: Biological Site Assessment, Archaeological report



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Notice of Application - Optional DNS Process

Date of issuance: March 8, 2023

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

Date of notice of application: March 8, 2023

Comment due date: March 22, 2023

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

File Number: 402/21 SHE II

Applicant: Kathy Greenwald & Loretta Root, Carol & Lehan Ryan

Location: S7310-02-00014-0 & S7310-02-00013-0, Greenbank

Proposal – After-the-fact review of replacement of 102 feet of existing wooden bulkhead with 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:

Applicant will adhere to best management practices and submitted a SEPA Checklist. The Biological Site Assessment prepared on May 7, 2021 by Cedarock Consultants, Inc. determined that no permanent impacts to the intertidal zone are proposed. Temporary impacts can be reduced by implementing specific mitigation measures. The Geocoastal Report prepared on July 8, 2021 by Coastal Geological Service, Inc. determined that the project would not create any change in coastal processes or ecological processes or impacts from the current state of the beach.

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 **March 22, 2023**; mail to Island County Planning Department PO Box 5000, 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.

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. All material excavated during construction will be used as backfill. 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. 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.

Required Permits: Shoreline Exemption Type II

Required Studies: Biological Site Assessment, Geocoastal Report, SEPA Checklist