



## Island County Planning and Community Development

Mary Engle, Director

1 NE 7<sup>th</sup> St., Coupeville, WA 98239

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### Notice of Application - Optional DNS Process

**Date of issuance:** November 15, 2023

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

**Date of notice of application:** November 15, 2023

**Comment due date:** November 29, 2023

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

**File Number:** 016/23 SHE

**Applicant:** 8115, LLC

**Location:** S8075-00-08064-0, Clinton

**Proposal** – Replace floating boathouse and three pilings in Aquatic Shoreline Environmental Designation

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 project is an in-kind replacement of the existing structure. While the footprint will remain the same and improvements will be made to the new structure. Currently, there are three creosote treated pilings that will be replaced with galvanized steel. The new decking will utilize grated fiberglass. The Biological Site Assessment prepared on May 18, 2023 by Element Solutions determined that these improvements would provide a benefit to the shoreline environment.

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 **November 29, 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. All applicable permits for the projects would be obtained prior to construction. All work would be performed according to the requirements and conditions of these permits. In-water work would occur during the approved regulatory work window, or an approved extension of the work window, for Cultus Bay. The work window for listed and protected species is expected to be July 16 through February 15 of the following year to accommodate salmonids and Bull Trout (USACE 2012b). If a fish kill occurs or fish are observed in distress, the project activity would immediately cease and the appropriate jurisdictional agencies would be contacted. The contractors would be responsible for the preparation and implementation of a Spill Prevention, Control, and Countermeasures Plan to be used for the duration of the project. Excess or waste materials would not be disposed of or abandoned waterward of the OHWM or allowed to enter waters of the State. Equipment would be operated from the top of the bank, on a temporary work platform, barge, or similar out-of-water location. Barges would avoid grounding out during construction. Spud barges may be utilized if there is the possibility of grounding. No petroleum products, chemicals, or other toxic or deleterious materials would be allowed to enter surface waters. The contractor may be required to retrieve any floating debris generated during construction, using a skiff or net. Debris generated by projects would be disposed of at an approved upland facility. Demolition and construction materials would not be stored where high tides, wave action, or upland runoff can cause materials to enter surface waters. Piling removal activities would comply with the U.S. Environmental protection Agency BMPs for pile removal (USEPA 2016). Marine mammal monitoring would be conducted by a qualified professional during all pile extraction and driving activities. Pilings would be removed as practicable, using best efforts, equipment preferences, and BMPs identified in the Washington Department of Natural Resources (DNR) Puget Sound Initiative – Derelict Creosote Piling Removal, Best Management Practices for Pile Removal and Disposal (DNR 2017). All creosote-treated materials would be disposed of in a landfill or recycling facility approved to accept these types of materials. When possible, removal of treated wood pilings would occur in the dry or during low water conditions to reduce the risk of breaking. Prior to vibratory pile extraction, the operator would “wake up” the piling by vibrating to break the skin friction bond between the piling and the sediment. All in-water work would be confined to within a floating containment boom for debris control. A small boat would be available at all times during active construction to make the boom and captured debris. The containment boom would have absorbent pads to capture any creosote sheen. Use of equipment on the beach would be kept to a minimum, confined to a single access point, and limited to a 12-foot (3.7-meter) work corridor on either side of the proposed activity. All disturbed beach areas, waterward of the high tide line, would be restored immediately upon completion of work. Existing habitat features, including vegetation and large woody debris, would be retained to the extent possible to avoid causing erosion and to maintain ecological functions important to water quality and marine species. Vegetation on the bluff would not be removed or altered. If this is not feasible for a particular project action, a Slope Stability Plan would be developed. If artificial lighting is proposed, low intensity lighting would be used and would be located to prevent fish behavior disruption. All concrete handling equipment would be washed at an approved off-site location, and would not be washed out onto the ground, into storm drains, or open ditches. Concrete forms or other solid barriers would be used when pouring concrete within 15 feet (4.6 meters) of surface waters.

**Required Permits:** Shoreline Exemption Type II

**Required Studies:** Biological Site Assessment, SEPA Checklist



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### Notice of Application - Optional DNS Process

**Date of issuance:** 11/15/2023

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

**Date of notice of application:** 11/7/2023

**Comment due date:** 11/29/2023

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

**File Number:** 322/22 SHE-II **Applicant:** Matthews, Lorin & Kerry

**Location:** 3686 Oceanside Drive, Greenbank, WA. 98253 (S7310-02-00010-0)

**Proposal** – Emergency bulkhead repair granted preliminary approval 11/21/2022. Island County is in receipt of requested additional documents and the proposal is under final Shoreline Exemption Review.

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 Biological Site Assessment provided by DCG Watershed in May of 2023:

**BSA:** The emergency repairs for Parcels S7310-02-00010-0 and S7310-02-00011-0 had a direct impact of placing fill landward of the OHWM. This work replaced the fill lost during storm damage and restored the area to its existing condition prior to damages.

Based on the guidance and definitions provided above and the previously discussed project effects, the project may affect these ESA listed species (Puget Sound ESU Chinook (*Oncorhynchus tshawytscha*), Puget Sound DPS Steelhead Trout (*Oncorhynchus mykiss*)) due to the proximity of disturbance, but the project will not be likely to adversely affect these species because short-term and minor impacts to water quality could occur during construction but are reasonably unlikely as all work will occur in the dry during low tides...No adverse indirect, interrelated, and/or interdependent effects of the action are identified. Work conducted prior was not during the allowable work window and salmonoid species may have been impacted as a result. Therefore, the effect determination for ESA species is that this project may affect but is not likely to adversely affect.

Based on the analysis of this document, the project development of both the prior work conducted and proposed work is/was unlikely to cause a significant impact on any critical areas, species, or vegetation...The discussion areas above conclude that all species were given a Not Likely to Adversely Affect or No Effect determination. The shoreline and species that utilize the habitat will be protected by the proposed best management practices for any future work. Impacts during construction were, and will be, negligible and temporary.

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 **10/11/2023**. 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:

**Required Permits: Shoreline Exemption Review Type-II**

**Required Studies: Biological Site Assessment, State Environmental Policy Act (SEPA) Review**



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### Notice of Application - Optional DNS Process

**Date of issuance:** 11/15/2023

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

**Date of notice of application:** 11/15/2023

**Comment due date:** 11/29/2023

**Staff Contact:** Travis Wilmot

**email:** [tg.wilmot@islandcountywa.gov](mailto:tg.wilmot@islandcountywa.gov)

**phone:** 360-678-7993

**File Number:** 356/23 **Applicant:** Jayme Zold, Designs Northwest Architects

**Location:** R33220-119-0100, Camano Island WA

**Proposal** – PERMITTING A PREVIOUSLY INSTALLED WATERLINE FOR THE PURPOSE OF THE TWO UPPER RESIDENTIAL LOTS. THIS PROPOSAL INCLUDES 346 SQFT OF DIRECT TEMPORARY WETLAND IMPACT, AND 765 SQFT OF TEMPORARY IMPACT TO WETLAND BUFFER. 537 SQFT OF MITIGATION IS PROPOSED TO OFFSET THESE IMPACTS.

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 **11/29/2023**; 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:

**Required Permits:** RUD II

**Required Studies:** *Wetland Report and Mitigation Plan*





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### Notice of Application - Optional DNS Process

**Date of issuance:** November 1, 2023

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

**Date of notice of application:** November 15, 2023

**Comment due date:** November 29, 2023

**Staff Contact:** Alexander Reitz

**email:** [a.reitz@islandcountywa.gov](mailto:a.reitz@islandcountywa.gov)

**phone:** (360) 678-7813

**File Number:** 359/23

**Applicant:** John and Brandi Hays

**Location:** 4771 Jones Rd., Oak Harbor, WA 98277

**Proposal:** Applicants are applying for a clearing and grading permit to lift forest practices moratorium for future SFR.

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 parcel was mostly cleared in 2015 and 2018 so parcel is mostly clear already however, applicants propose to clear 2-3 acres of evergreen trees and brush for the SFR and appurtenances. There is a non-fish stream in the SW corner of the lot and possible unmapped wetlands. No adverse environmental impacts are anticipated as this permit to lift a forest practices moratorium for a future SFR and appurtenances.

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 **November 29, 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:

None were provided as this permit is only to lift a forest practices moratorium for the future construction of an SFR and appurtenances.

**Required Permits:** CGP Type-II

**Required Studies:** Wetland Delineation Report (Submitted)