



Island County Planning and Community Development

Mary Engle, Director

1 NE 7th St., Coupeville, WA 98239

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Notice of Application - Optional DNS Process

Date of issuance: January 3, 2023

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

Date of notice of application: January 3, 2023

Comment due date: January 17, 2023

Staff Contact: Cindy White **email:** cindw@islandcountywa.gov

phone: 360-678-7818

File Number: 289/23 SPR

Applicant: Vertical bridge (owner Bowman)

Location: 1033 Harmony Rd. Oak Harbor

Proposal – construction of a 170 ft monopole to install 6 antennas with a 10 ft light rod located within a 75 foot x 75foot lease area and not less than 96 ft 6 in

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 **DATE : January 17, 2023**; 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:

Required Permits: site plan review. SEPA, Transportation Concurrency, access

Required Studies: FAA form 7460-1 , Geotechnical report; electromagnetic Field radio-frequency radiation standards,



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Notice of Application - Optional DNS Process

Date of issuance: 12/22/23

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

Date of notice of application: 1/3/24

Comment due date: 1/17/24

Staff Contact: Xander Reitz

email: a.reitz@islandcountywa.gov

phone: (360) 678-7813

File Number: 415/23

Applicant: Corsair Construction LLC

Location: NO SITUS ADDRESS, Oak Harbor, WA 98277

Proposal: Harvest of 100,000 board feet and grading of 250 cu. yd. for possible 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:

Timber harvest of trees and removal of stumps within build site of approximately 2-3 acres of the 10-acre parcel with not critical areas or cultural resources, for future single-family residence. There is no waste material or discharge of waste material during project. Storm water runoff will be mitigated by natural vegetation as clearing will take place within the middle of the property, leaving a dense buffer of natural vegetation.

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 **January 17, 2024**; 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:

Required Permits: CGP Type-II

Required Studies: SEPA Checklist, Erosion and Sedimentation control plan



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Notice of Application- Optional DNS Process

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

Date of issuance: 12/22/23

Date of notice of application: 1/3/24 **Comment due date:** 1/17/24

Staff Contact: Kayla Johnson **E-mail:** kayla.johnson@islandcountywa.gov **Phone:** (360) 678-7258

File Number: 421/23 **Applicant:** Dennis Wackerbarth & Cheryl Houser

Location: 2013 Eastpoint Dr., Langley, WA 98260; S8425-00-00134-0

Proposal: After-the-fact bulkhead repairs in marine buffer.

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 (BMPs) and submitted a SEPA Checklist. The Biological Site Assessment (BSA) prepared on October 19, 2023 by DCG/Watershed determined that the project unlikely caused a significant impact to any critical areas, species, or vegetation. All species were given a not likely to adversely affect or no effect determination. The shoreline and species that utilize the habitat were protected by the best management practices. Impacts during construction were 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 **January 17, 2024**; 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:

BSA:

1. Construction timing adhered to the work window provided by WDFW to ensure limited impact to salmonoid species and surf smelt in the area.
2. All work on the bulkhead was completed by equipment operating in the upper intertidal area during periods of low tides. No in-water work occurred.
3. All construction debris was collected and not allowed to reenter waters of the state.
4. No debris or spill material entered the waterway, immediate actions were taken to remove any material.
5. Care was taken in all work to prevent debris, oils, and grease from entering the water.
6. All debris or spill material was properly disposed of at an approved off-site disposal facility.
7. For heavy equipment that was needed, refueling was conducted away from the shoreline in accordance with the Washington State Department of Ecology.
8. All equipment was checked daily for leaks and any necessary repairs were made prior to commencement of work.

SEPA Checklist:

- Potential adverse effects of this project on listed salmonids will be avoided or minimized through the adherence to agency-approved work windows when few juvenile salmonids are present in the action areas (July 15, 2022-February 15, 2023).
- All construction debris will be collected and not allowed to enter waters of the state.
- The contractor will prepare a spill prevention control and countermeasures plan.
- If debris or spill material accidentally enters the waterway, immediate actions will be taken to remove the material, and proper entities will be notified.
- Care will be taken in all work to prevent debris, oils, and grease from entering the water.
- All debris or spill material will be properly disposed of at an approved off-site disposal facility.
- Refueling will be conducted away from the project site in accordance with the Washington State Department of Ecology.
- All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.
- If fish are observed to be in distress or if a fish kill occurs, work will be stopped immediately. USACE and WDFW will be contacted by the applicant and work will not resume until approval is given by all these agencies.

Required Permits: Shoreline Exemption Type-II

Required Studies: BSA, SEPA Checklist