



Island County Planning and Community Development

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Notice of Application - Optional DNS Process

Date of issuance: January 10, 2024

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

Date of notice of application: December 29, 2023

Comment due date: February 9, 2024

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

File Number: 417/23 S-VAR & 429/23 SDP

Applicant: Stephen & Megan McKay

Location: 2582 & 2590 SUNLIGHT BEACH RD., CLINTON, WA 98236 (S8220-00-00021-0; S8220-00-00022-0)

Proposal – Demo of existing residences. Construction of a new SFR with appurtenances.

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 from the provided Harmsen LLC. Biological Site Assessment (BSA) written on October 17, 2023, by Erynn O. Sullivan, Wetland Specialist and Amy Johnson, Associate Wetland Specialist:

BSA Conclusion: Proposed new development is expected to result insignificant impacts to baseline environmental function at the site: reduction to the shoreline environment of small but measurable concentrations of pollutants and other contaminants via stormwater runoff is expected to have minor positive effects on water quality over time; correction of uncontrolled stormwater runoff from the site is expected to have minor positive effects on water quantity. Installation of native shrubs and forbs, grasses and grass-like plants throughout the parcel is anticipated to enhance shoreline ecological functions, and forage and cover for pollinators and birds.

No direct impacts to Species of Local Importance, Washington Dept. of Fish & Wildlife Priority Habitats or Species, or ESA-Listed species or designated Critical Habitat are anticipated to result from this project as proposed.

The proposed project is anticipated to have no effect on ESA-Listed Taylor's Checkerspot, Yellow-billed Cuckoo, Streaked Horned Lark, and Monarch Butterfly. The project site does not contain physical and biological features of essential habitat for ESA-listed Southern Resident Killer Whale, Northern Green Sturgeon, Eulachon, or Marbled Murrelet, Listed Rockfish, or Listed salmonids, thus the proposed project is anticipated to have no direct effect on these 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 **February 9, 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:

Applicants have provided compensatory mitigation plans to ensure no net loss of ecological functions and includes sections addressing Objectives, Monitoring, Maintenance & Contingency.

- Impacted vegetation shall be replaced at $\geq 1:1$ ratios, expressed as units of area required to replace functions and values lost as a result of the activity... A minimum of 1,221 ft² of compensatory mitigation for landscape alterations within the Shoreline Jurisdiction is indicated for the proposed development. 1,991 ft² proposed plants are native species which increase diversity and improve ecological function by and provide “the same or better” habitat values and pollinator support, water quality functions and nutrient exchange; these perennial plants will increase habitat diversity and improve ecological function within the Residential Shoreline.

Additionally, Island County has requested that a list of best management practices be provided to ensure no net loss during prior to and construction.

Required Permits: BLA (Lot Combination), Substantial Development Permit, Shoreline Variance Permit

Required Studies: Biological Site Assessment, Geotechnical Report, Habitat Impact Assessment, SEPA Checklist