



Island County Planning and Community Development

P.O. Box 5000, Coupeville, WA 98239

Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

Email: PlanningDept@islandcountywa.gov | www.islandcountywa.gov

Staff Report and Recommendation

Site Plan Review – Type III

SPR 163/22 – Brendan & Tiffany Osmond

Home Industry is for Furniture and Cabinet Production.

Exhibits List:

Exhibit A – Staff Report & Recommendation

Exhibit I – Critical Areas Comments

Exhibit B – Application

Exhibit J – Building Comments

Exhibit C – Wetland Delineation & Biological
Site Assessment

Exhibit K – Review Letters

Exhibit D – Legal Notices

Exhibit L – Applicant's Response to Review
Letters

Exhibit E – SEPA Checklist

Exhibit M – Correspondence

Exhibit F – Site Plan

Exhibit N – Inadvertent Discovery Plan

Exhibit G – Public Health Comments

Exhibit H – Public Works Comments

Exhibit A

Staff Report & Recommendation



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STAFF REPORT & RECOMMENDATION

SITE PLAN REVIEW – TYPE III

SPR 163/22 – Swell Woodworks, LLC

I – PROJECT SUMMARY

Brendan and Tiffany Osmond of Swell Woodworks, LLC request a site plan review for a proposed home industry, woodworking shop, within the Rural zone. The proposed home industry is for furniture and cabinet production with an E.P.A approved spray booth located in an existing building. After thoroughly reviewing the materials submitted by the applicant, Island County has determined that the proposal, with conditions, complies with all applicable land use and environmental regulations.

II – PERMIT DATA

Permit Type	Site Plan Review, Type III
Permit Number	SPR 163/22
Date of Complete Application	06/22/2022
Recommendation	Approved with Conditions
Applicants/Owners	Brendan & Tiffany Osmond
Agent	N/A

III – SITE DATA

Address	5786 Bob Galbreath Road, Clinton
Parcel Number(s)	R32923-398-4870
Parcel Area(s)	5.00± Acres
Zone Designation	Rural (R)
Allowable Density	1 dwelling unit/5 acres
Critical Areas/Overlays	Wetland, Stream, Steep Slopes, Adjacent to RA / RF / CA

IV – STAFF CONTACTS

Department	Name	Phone	Email
Planning	Chloe Bonsen	360-678-7822	c.bonsen@islandcountywa.gov
Public Health	Patty Shults	360-678-7267	pl.shults@islandcountywa.gov
Public Works	Cambria Edwards	360-678-7838	c.edwards@islandcountywa.gov
Building	Tamra Patterson	360-678-7808	tamrap@islandcountywa.gov
Critical Areas	Renee Zavas-Silva	360-678-7800	r.zavassilva@islandcountywa.gov

V – REGULATORY COMPLIANCE

Regulatory Requirement	Complies (Y/N)	Comments
Land Use Review – ICC 16.19	Yes	Project has been processed in accordance with ICC 16.19
Site Plan Review – ICC 16.15	Yes	Project complies with Site Plan Review standards
Rural (R) Zone – ICC 17.03.070	Yes	Single-family residence is a permitted use in the Rural zone
Land Use Standards – 17.03.180	Yes	Project will comply with Conditions of Approval for signage, lighting and setbacks.
Public Health	Yes	Project will comply with Conditions of Approval. See attached memo from Patty Shults dated June 30, 2022
Public Works	Yes	Project will comply with Conditions of Approval. See attached memo from dated
Critical Areas	Yes	Project will comply with Conditions of Approval. See attached memo from dated
SEPA	Yes	Determination of Non-significance

VI – FINDINGS

Only major issues, errors in the development proposal, and justification for conditions of approval are discussed below. Staff finds that all other aspects of the proposed development comply with applicable laws, rules, codes, and requirements.

A. PROJECT SITE AND DESCRIPTION

The project site consists of one approx. 5 acre parcel, R32923-398-4870, located northwest of Clinton at 5786 Bob Galbreath Rd., Clinton, WA.

A category D wetland is located in the northwest section of the subject parcel, with a 200 ft buffer determined in the submitted wetland report. The Critical Areas Planner has no objections to SPR 163/22 (Exhibit H).

The subject parcel is zoned Rural (R). Permitted Uses in the Rural zone include home industries. Chapter 17.03.060 ICC sets forth a minimum lot size requirement of five (5) acres, with a base density of one (1) dwelling unit per five (5) acres.

B. LAND USE REVIEW PROCESS - ICC 16.19 *

Pre-application Conference

Finding: A Pre-application Conference, PRE 060/22, was held on April 7, 2022.

ICC 16.19.080 - Acceptance of Application

Finding: This Site Plan Review application was submitted on June 8, 2022, and determined to be complete, by Island County on June 22, 2022. The review of the application followed the Type III decision process as required by ICC 16.19.

ICC 16.19.140 - Notice of Application shall be provided to the public for all land use permit and applications requiring Type I, II and III decisions.

Finding: A Notice of Application was posted on the site, February 17th, 2023, mailed to parties-of-record and property owners within 300 feet of the parcel, February 15th, 2023, and published in the Whidbey News Times on February 18th, 2023 (Exhibit D).

ICC 16.19.140.B - Public Comment Period

The public comment period of fourteen (14) days shall be provided, except as otherwise provided in Chapter 90.58 RCW.

Finding: The public comment period was February 18, 2023 through March 4th, 2023 as required by Island County Code (ICC 16.19.140.B) (Exhibit D).

Island County did not receive any comments during the review period for this application.

ICC 16.19.150 – SEPA Compliance

This proposal is not exempt from SEPA per WAC 197-11-800.1.b.i, because it proposes development inclusive of lands covered by water.

Finding: A SEPA environmental checklist was submitted with the application on November 11, 2022 for a home industry in an existing building with an addition (Exhibit E). A SEPA determination of non-significance will be issued following the Hearing Examiner's Decision.

Open space - ICC 16.15.120

Open space areas are not required due to the type of proposal and the property's existing conditions. The existing properties are mostly forested, with a wetland requiring open space, and landscaping would require altering the natural wetland environment.

C. Land Use Standards – ICC 17.03.180

Home Industry – ICC 17.03.180.J.20

- a. In order to establish a new home industry, the property owner shall sign an agreement that:
 - Acknowledges the requirements of this section; and
 - Agrees that the home industry will be discontinued or brought into strict conformance with the requirements of this section upon notification from the director of any violation of this section
 - The owner(s) of a home industry shall certify compliance with conditions of approval.
 - When the business no longer complies with the criteria established above and the conditions included in any approval, the business shall relocate to a zoning classification which would permit the activity. Such conditions shall be recorded by the owner against the title of the property with the Island County Auditor.
- b. Minimum parcel size shall be two and one-half (2.5) acres gross site area if no more than two (2) full time, non-family employees are employed on site; otherwise the minimum parcel size shall be five (5) acres.
- c. A site plan is approved pursuant to chapter 16.15.
- d. To qualify as a Type II application, no more than two (2) full-time non-family member employees who reside off the subject property may be employed on-site. More than a total of five (5) full-time employees who reside off the subject property and either work on-site or report to work on-site is prohibited.
- e. More than one (1) home industry may be authorized on a single parcel provided that the total number of employees and gross square feet is not exceeded.
- f. The owner(s) of the business(es) shall be a full-time resident of the lot, tract or parcel proposed for the home industry, except in the Commercial Agricultural Zone where the owner shall be a full-time resident of the contiguous ownership in the vicinity.
- g. No on-site direct retail sales of products not produced on-site are allowed, except for antiques.
- h. All activity related to the conduct of the business or industry shall be conducted within an enclosed structure unless totally screened from view, as approved on the site plan. The outside storage of vehicles, supplies, or materials shall be justification for the imposition of additional requirements as a condition of site plan approval.
- i. A Type II application shall be limited fifty (50) percent of the gross floor area of the dwelling unit but no greater than 800 square feet. A Type III application, shall be required for activities greater than 800 square feet or fifty (50) percent of the gross floor area of the dwelling unit limit but less than a maximum 4,000 square feet gross floor area. Properties which are ten (10) acres or greater may exceed the 4,000

square foot maximum allowable area, provided that the use complies with all applicable county standards.

- j. More restrictive noise standards may be established for specific NR uses in the Rural, Rural Residential, Rural Agriculture, Rural Forest, or Commercial Agricultural Zones.
- k. There shall be no external evidence of any incidental commercial activities taking place within the building.
- l. Only those buildings or areas specifically approved by the county may be used in the conduct of the business.
- m. All home industry activities, parking areas and structures shall be totally screened from the view of adjacent properties, using landscaping, fencing, the retention of native vegetation, or a combination thereof.
- n. The minimum building setback for nonresidential structures from all property lines is fifty (50) feet, which may be increased at the discretion of the approving authority to specific minimize impacts.
- o. Home industries shall comply with the non-residential rural design, landscape, open space, screening, buffering, signage, parking, and lighting standards set forth in this section.
- p. For any home industries the county shall impose such reasonable conditions as may be found necessary to ensure that the activity or use does not disrupt adjacent permitted uses.

Finding: A woodworking shop is a permitted home industry within the Rural zone. The proposed, existing building where the woodworking shop would be located is over 800 square feet, thus requiring a Type III site plan review. The current forested conditions of the site allow for the home industry use to be completely screened from public view, due to the screening, already existing landscaping requirements were not required. The proposed woodworking shop would be for the sole purpose of making and delivering woodwork such as cabinets. No customers or sales would be made at this site.

Setbacks – ICC 17.03.180.S.

Lots within the Rural zone are subject to a 30 ft setback from arterial/collector road, a 20 ft setback from local access roads/private access roads and a 5 ft setback from side property lines.

Finding: The proposed designated building envelope for the home industry meets the setback requirements in ICC 17.03.180.S. The site plan shows the setbacks and critical area buffers (Exhibit F).

VII - SEPA THRESHOLD DETERMINATION

Determination: Determination of Non-Significance (DNS)

Pursuant to WAC 197-11-340, Island County has determined that this proposal will not have a probable significant adverse impact on the environment, based on information found within the SEPA Environmental Checklist submitted with the application on November 24, 2021 (Exhibit E). An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c). This information, and the entire project file, is available for review by the public upon request.

Note: SEPA Threshold Determinations may be appealed by following the instructions outlined in section "IX" of this report.

SEPA RESPONSIBLE OFFICIAL:

SIGNED THIS _____ DAY OF MARCH 2023

Jonathan Lange, Assistant Director and SEPA Official
Island County Planning and Community Development
P.O. Box 5000
Coupeville, WA 98239-5000

VIII – CONDITIONS OF APPROVAL

General Conditions:

1. The work and construction authorized by this decision shall conform to and be limited to that shown on the Approved Plot Plan (approved _____; Attachment F), except that minor non-substantive changes may be made in order to accommodate any modification requested by the Island County Building Official during the building permit review process.
2. The applicant must adhere to the conditions, recommendations, and requirements noted in the attached memo dated 01/25/2023 from Patty Shults, Island County Public Health (Attachment G).
3. The applicant must adhere to the conditions, recommendations, and requirements noted in the attached memo dated 08/23/2022 from Cambria Edwards, Island County Public Works (Attachment E).
4. The applicant must adhere to the conditions, recommendations, and requirements noted in the attached memo dated 01/23/2023 from Renee Zavas-Silva, Island County Environmental Planner (Attachment H).
5. The applicant must adhere to the conditions, recommendations, and requirements noted in the attached memo dated 08/23/2022 from Tamra Patterson, Island County Building Department (Attachment J).

6. No signage is approved by this action. Any proposed future signage shall comply with the sign standards in ICC 17.03.180.R and the applicant will obtain the necessary building permit and certificate of appropriateness for the sign.
7. Parking shall be contained on-site and provided in conformance with applicable Code, with this decision, and with the Conditions of this Approval.
8. This decision shall not be construed to authorize work, development, construction, or other site modifications in excess of that which is specifically authorized by this decision. Excavation and site disturbing activities shall be strictly limited to the minimum necessary to accomplish the work authorized in this decision. Additional work to the above-mentioned parcel or modification of this decision will require a new and separate permitting process.
9. This project is required to comply with Washington State and Island County water quality standards, Washington State and Federal laws and regulations protecting archaeological sites and resources and all other pertinent laws, rules, regulations, codes, and ordinances.
10. Applicant bears the full responsibility of notifying site crews of all permit conditions and shall be held fully accountable for any activity which results in on or off-site violations, hazards, or damages.
11. Erosion and Sedimentation Control Best Management Practices shall be employed throughout the approved development.
12. All construction and demolition debris shall be disposed of at a site approved by Island County Public Works Department.
13. No encroachment onto any legally existing easement or property line (or onto any required setback for such) is authorized by this decision beyond what is specifically shown and authorized herein. Island County Planning does not verify easements or property lines. The applicant is encouraged to verify all legally existing easements and property lines with the Island County Auditor's Office and with a licensed land surveyor if necessary, prior to the start of development or construction. Encroachment, whether knowing or unknowing, will not be considered by Island County to be grounds for the permitting of said encroachment.
14. In the event that any ground-disturbing activities, other project activities related to this development, or in any future development uncover protected cultural materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.), the actions as listed in the attached document entitled Inadvertent Archaeological and Historic Resources Discovery Plan for Island County must be followed (**Attachment N**). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Failure to comply with this requirement could constitute a Class C Felony.
15. The conditions of approval identified in this decision are subject to change if any information provided by the applicant or their authorized representative is found to be inaccurate.
16. All development activities on and use of the subject parcel shall be in compliance with all applicable Washington State laws and Island County codes.

Expiration of Site Plan Approval:

This Site Plan Review approval is valid for a period of five (5) years. The building permits for development of the site shall be obtained pursuant thereto being utilized within five years after the effective date of site plan approval per ICC 16.15.160.

IX – APPEALS

Final decisions of the hearing examiner on a Type III decision shall be a final land use decision. Such final decision may be appealed as provided by state law to the Superior Court. Such Type III decisions include, but are not limited to, site plan review for conditional uses classified as Type III decisions in chapters 17.03 and 16.19.

SIGNED THIS _____ DAY OF MARCH 2023

Chloe Bonsen, Assistant Planner
Island County Planning & Community Development

Exhibits

- A. Staff Report & Recommendation
- B. Application
- C. Wetland delineation & Biological Site Assessment
- D. Legal Notices
- E. SEPA checklist
- F. Site Plan
- G. Public Health comments
- H. Critical Areas comments
- I. Public Works comments
- J. Building Comments
- K. Review letters
- L. Applicant's responses to review letters
- M. Correspondence
- N. Inadvertent Discovery Plan

Exhibit B

Application

ISLAND COUNTY PLANNING AND COMMUNITY DEVELOPMENT

P.O. BOX 5000, COUPEVILLE, WA 98239

Phone: (360) 679-7339, South Whidbey (360) 321-5111, Camano Island (360) 629-4522

www.islandcounty.net/planning

MASTER LAND DEVELOPMENT PERMIT APPLICATION

Application # _____ Date Rec'd _____ Receipt # _____ Application Fee _____

Associated Fees _____

Associated Files _____

Grayed areas to be filled out by County staff only

Complete applications, print in blue ink and provide appropriate number of copies of all required information

Owner <u>BRENDAN + TIFFANY OSMOND</u>	Phone <u>770-688-9384</u>
Address <u>5786 BOB GALBREATH RD.</u>	e-Mail <u>brendan@swellwoodworks.com</u>
City, State, Zip <u>CLINTON, WA, 98236.</u>	Signature <u>[Signature]</u>
Owner	Phone
Address	e-Mail
City, State, Zip	Signature
Applicant/Agent*	Phone
Address	e-Mail
City, State, Zip	Signature

PROPERTY INFORMATION

Project Address (include city):

Parcel #	Key #	Parcel Size	Division	Block	Lot	Zoning
<u>R32923-398-4870</u>		<u>5 acres</u>				<u>R</u>

Subdivision Name	Section	Township	Range	Quarter
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Do you own contiguous parcels? ☐ Yes (if yes, list) ☒ No

Is the property in a special tax program, e.g. forest, agriculture, senior citizen, etc.? NO

PROJECT INFORMATION

(check all that apply)

Form letter reference is bolded

Subdivision <input type="checkbox"/> Short Plat – Preliminary (G) <input type="checkbox"/> Short Plat – Final (H) <input type="checkbox"/> Short Plat – Alteration (L) <input type="checkbox"/> Long Plat – Preliminary (I) <input type="checkbox"/> Long Plat – Final (J) <input type="checkbox"/> Long Plat – Alteration (M) <input type="checkbox"/> Planned Residential Development (K) Critical Areas <input type="checkbox"/> Public Transportation Utility (Y) <input type="checkbox"/> Reasonable Use (Type I) (X-1) <input type="checkbox"/> Reasonable Use (Type II) (X-2) <input type="checkbox"/> Wetland or Buffer Improvement (Z)	Site Plan Review <input type="checkbox"/> Cell Tower (E) <input type="checkbox"/> Surface Mine (F) <input type="checkbox"/> Rural Commercial Events (EE) <input type="checkbox"/> Type II in NR Zones (D) <input type="checkbox"/> Type II other Zones (C) <input type="checkbox"/> Type III in NR Zones (D) <input type="checkbox"/> Type III other Zones (C) Shoreline <input type="checkbox"/> Shoreline Exemption (R) <input type="checkbox"/> Shoreline Development (Q) <input type="checkbox"/> Shoreline Variance/Conditional Use (S)	Zoning <input type="checkbox"/> Certificate of Zoning Compliance <input type="checkbox"/> Zoning Code Interpretation <input type="checkbox"/> Zoning Code Amendment <input type="checkbox"/> Comprehensive Plan Amendment Other <input checked="" type="checkbox"/> Environmental Checklist (SEPA) <input type="checkbox"/> Clearing & Grading (N) <input type="checkbox"/> Water System Review <input type="checkbox"/> Variance (A) <input type="checkbox"/> Temporary Use
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APPLICANT AUTHORIZATION FORM

If you are authorizing an agent or contractor to apply for permit(s) on your behalf, you must complete this form providing authorization for a designated agent to apply for permit(s) on your behalf. This form is required for the protection of the landowner. A permit/application authorizing an agent to act on the landowner's behalf that is not accompanied by a signed and notarized Applicant Authorization Form will not be accepted. All original signatures must be in blue ink.

I/We, Brendan Osmond and Tiffany Osmond the owner(s) of the subject property, understand that by completing this form I/We hereby authorize _____ to act as my/our agent. I/We understand that said agent will be authorized to submit applications/permits on my/our behalf. I also understand that once a permit/application has been submitted that all future correspondence may be directed to said agent.

ALL PROPERTY OWNERS OF RECORD MUST SIGN THIS FORM

1) BRENDAN M. OSMOND.
Property Owner Name(s) (print)

[Signature]
Signature(s)

2) Tiffany A. Osmond
Property Owner Name(s) (print)

[Signature]
Signature(s)

3) _____
Property Owner Name(s) (print)

Signature(s)

June 7th 2022
Date

State of Washington)
County of Island)

I certify that I know or have satisfactory evidence that Brendan Osmond + Tiffany Osmond signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

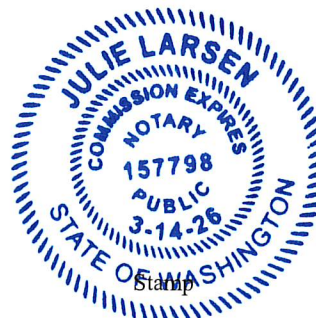
Dated 6-7-2022

Signature of Notary Public [Signature]

Printed Name Julie Larsen

Residing at Freeland, WA - Island County

My appointment expires 3-14-26



APPLICATION CHECKLIST

Please use the following checklist to ensure you provide all the items required under Island County Code. If you believe that an item is not applicable, write N/A and explain why in the blank. All of the blanks under "Applicant Use" must be filled in for this application to be accepted as complete and for the review process to begin. This checklist applies to all land use applications. Depending upon the type of application, additional information may also be required which will be outlined in any of the additional forms attached to this Master Permit Application.

Applicant Use	Application Requirements	County Use Only
	1) Payment, as established by the Board of Island County Commissioners	
	2) Completed Master Land Development Permit Application	
	3) Electronic copy via email, thumb drive or CD containing complete application and associated reports. <u>Please send separate documents as separate files.</u> For example, the Master, application form, SEPA checklist, environmental report, etc. should all be separate files with clear file names.	
	4) Completed Field Indicators Worksheet (from Wetland ID Guide)	
	a) Land Use Intensity Worksheet (If applicable)	
	b) Wetland Buffer Worksheet (If applicable)	
	5) Completed project specific Forms (e.g. Form A Variance, etc.)	
	6) A legible plot plan that shows all of the following (<u>except</u> for final long and short subdivisions – for short subdivisions see Form H; for long subdivision see Form J for map requirements):	
	a) Drawn to a standard <u>engineering</u> scale (specific Forms will provide an appropriate range of scales). Indicate scale.	
	b) North arrow	
	c) Boundaries, dimensions and area of lot (square feet or acres)	
	d) Name of road(s) bordering the property and their width	
	e) Land features. Show the top and toe of all slopes, the direction of slope, percentage of slope, seasonal drainage ways, soggy areas, ditches, ravines, lakes, ordinary high water mark of shoreline, etc.	
	f) Critical Areas. Show protected species habitats, geologically hazardous areas, floodplains, aquifer recharge areas, streams, wetlands <u>as well as all of their associated buffers onsite or off-site when they may affect the proposal.</u> If the proposal is in an archaeological area, a report must be submitted that identifies resources and how they will be protected. <i>(note: if a feature is shown on the County's Critical Areas map it must be shown on the plot plan; if you do not believe that feature is present please describe).</i>	
	7) Assessor's quarter section map(s) that identifies the subject site and any contiguous properties in the same ownership (not needed for final short and final long subdivisions).	
	8) Vicinity map and specific written directions on how to find the site. Provide the map and directions together on a single 8.5 by 11 inch sheet. The map must be detailed enough to clearly locate the site and must identify major arterials, county roads, natural features, landmarks, city limits or any other feature that will help describe how to find the site. A copy of a general road map that highlights the location of your proposal is ideal.	

Island County Planning and Community Development Field Indicators Worksheet

The Field Indicators Worksheet will help you and the County determine if a wetland or wetland buffer is on your property. Applicants for permits for single family residential uses must either complete this Worksheet or, at their option, hire a wetland professional to complete a Wetland Report that includes the elements of the Worksheet. All other applicants (commercial or non-residential) must do the latter, if the County verifies that the development proposal is for land that contains or is affected by a wetland.

The comments section of this Worksheet may be used to record any particulars or information about your property. You may attach additional pages and photographs.

The County will verify the information provided in this Worksheet or related wetland report.

This Worksheet must be included with every application for development. Prospective purchasers may also ask the County to review the Worksheet to assist them in determining whether the property they are interested in purchasing contains wetlands.

Applicant Name (please print): _____

Date: _____

Parcel or Key Number: _____

Hydrology

The presence of water is the most obvious and common indicator of a wetland. There are several factors that must be considered in describing whether or not you have water on your property. Some wetlands have standing water all year long; others are soggy only during wetter months of the year; and, others appear wet only after storm events.

1. Is there ever standing water on the property?

☒ Yes ☐ No

If No, proceed to question #3

If Yes, is it:

☒ 4 weeks - 4 months ☐ 4 months - 8 months - Seasonally ☐ 8 months - Year Round

2. If you answered yes to question #1, are the surrounding adjacent areas:

Topographically higher ☒ Yes ☐ No

Topographically lower ☐ Yes ☒ No

Topographically the same elevation ☐ Yes ☒ No

3. When you dug the hole, did you observe any water within 10 inches of the ground surface?

☐ Yes ☒ No

4. Identify any features through which water flows onto your property (Check all that apply)

☐ Stream ☐ Culverts ☐ Ditches ☐ Roadside Ditch
☐ Storm Drains ☐ Ponds, lakes, estuaries ☐ Pumps ☐ Other _____

5. Identify any features through which water flows off of your property (Check all that apply)

☐ Stream ☐ Culverts ☐ Ditches ☐ Roadside Ditch
☐ Storm Drains ☐ Ponds, lakes, estuaries ☐ Pumps ☐ Other _____

6. Are there defined ditches/channels on, or near your property that have water?

☐ Yes, there are ditches/channels that have occasional water flow (e.g. after storm events).

☐ Yes, there are ditches/channels that have regular water flow during wet months.

☐ Yes, there are ditches/channels that have water flow all year long.

☒ No, there are no defined channels

If Yes, how wide is defined channel?

☐ Large (>2 ft across) ☐ Small (<2 ft across) ☐ Grass Lined Swale (dried up pond)

Comments:

WETLAND PRESENT AND REPORT SUBMITTED WITH
INITIAL SHOP PERMIT # 20-0987 APPROVED
9/20/2020.

Hydrology Map

Please refer to the *Hydrology Map Example* found in the *Wetland Identification Guide* for instructions

Draw a close approximation of the features you listed in questions 1-6 of the Hydrology section of the Field Indicators Worksheet. Please label the features and approximate dimensions. You may also include areas where wetland vegetation was observed and sites where you performed your soil samples. An organized and informative drawing will help make our site visit more efficient. For greater accuracy, you may obtain an aerial map of your parcel from the Island County Planning and Community Development offices, and use it as the base layer for your map. The Hydrology Map section of the *Island County Wetland Identification Guide* has further information.

Comments:

Vegetation

Only certain types of vegetation can survive in wetland conditions. In fact, some plants, trees and shrubs live nowhere else except in wetlands, e.g. skunk cabbage. Other types of vegetation are tolerant of both wet and drier conditions, e.g. salmonberry and alder. Most trees and plants look different depending upon the time of the year. This can make it difficult to identify exactly what's on your property. Numerous photographs of the more common types of wetland vegetation are shown during different seasons. **Please include these observations in your Hydrology Map.**

7. Are there any native wetland plants on the property that are identified in the Wetland Vegetation section of the Wetland Identification Guide? (Check all that apply)

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Slough Sedge | <input type="checkbox"/> Cooley's Hedge Nettle | <input type="checkbox"/> Crabapple | <input type="checkbox"/> Red Stemmed Dogwood |
| <input type="checkbox"/> Labrador Tea | <input type="checkbox"/> Water Parsley | <input type="checkbox"/> Skunk Cabbage | <input type="checkbox"/> American Speedwell |
| <input type="checkbox"/> Cat Tail | <input type="checkbox"/> Common Rush | <input checked="" type="checkbox"/> Willows | <input type="checkbox"/> Red Alder |
| <input checked="" type="checkbox"/> Salmonberry | <input type="checkbox"/> Nootka Rose | <input type="checkbox"/> Bull Rush | <input type="checkbox"/> Western Red Cedar |
| <input type="checkbox"/> Pacific Silverweed | <input type="checkbox"/> Sitka Spruce | <input type="checkbox"/> Hardhack | <input checked="" type="checkbox"/> Grasses (other than lawn) |

8. Are there any non-native wetland plants on the property that are identified in the Wetland Vegetation section of the Wetland Identification Guide?

- | | | | |
|--|---|--------------------------------------|--|
| <input type="checkbox"/> Creeping Buttercup | <input checked="" type="checkbox"/> Reed Canary Grass | <input type="checkbox"/> Yellow Iris | <input checked="" type="checkbox"/> Himalayan Blackberry |
| <input type="checkbox"/> Eurasian Milfoil | <input type="checkbox"/> Evergreen Blackberry | <input type="checkbox"/> Velvetgrass | <input type="checkbox"/> Yellow Iris |
| <input type="checkbox"/> Canadian Thistle/
Bull Thistle | <input type="checkbox"/> Hairy Willow-herb | | |

Comments:

Soil

While water and vegetation can be identified by simply observing what is on your property, learning about your soils will take a little more work. Soil characteristics change as a result of the regular presence of water. Minerals in the soil will start to rust and organics are unable to decompose. By digging some holes you can see whether or not the area you are looking at is in fact a wetland. The Wetland Identification Guide's Soil section provides additional information that you may find useful in answering the following questions. You will need to dig a hole 12 inches deep in order to answer the following questions. **Please include the locations where you took your soil samples in your Hydrology Map.**

9. Indicate the color of the soil at the bottom of the 12 inch deep hole that you dug.

- | | | |
|-------------------------------------|--|---|
| <input type="checkbox"/> Dark Black | <input type="checkbox"/> Grey w/rust spots | <input checked="" type="checkbox"/> Brown |
|-------------------------------------|--|---|

10. Does the soil smell sulfuric? (like rotten eggs)

- | | | |
|------------------------------|--|-----------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> At Times |
|------------------------------|--|-----------------------------------|

11. If you take a tablespoon size sample of the soil and squeeze it, is it saturated with water?

- | | | |
|------------------------------|---|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> Moderate/Soil is damp | <input type="checkbox"/> No. Soil is dry |
|------------------------------|---|--|

Comments:

**FORM
C**

ISLAND COUNTY PLANNING AND COMMUNITY DEVELOPMENT
APPLICATION FOR SITE PLAN REVIEW
Rural, Rural Residential, Rural Forest, Rural
Agriculture and Commercial Agriculture Zones

Application packages must be submitted in person to Island County Planning & Community Development. Submit the **original plus 6 copies** of the complete and collated application packages.

You will use this form if you are proposing to establish a conditional use in the R, RR, RF, RA or CA zones. All conditional uses are classified as either a Type II or a Type III decision. Type II and Type III decisions have slightly different application requirements.

☐ **TYPE II DECISION** – Complete the application questions as outlined in this form. Island County staff will review the proposal and issue a decision. A public hearing is not required unless the decision is appealed.

☒ **TYPE III DECISION** – All Type III Decisions require that a Pre-Application Conference be held no more than 6 months prior to submittal of this application. Many Type III Decisions require that a Community Meeting be held prior to submittal of this application. Island County staff will review the proposal and issue a recommendation to the Island County Hearing Examiner. The Hearing Examiner will conduct a public hearing and issue a formal decision.

1. Provide the date the parcel was created and the legal description of the real property as last recorded (list here, provide on attached sheet, or Submit copy of recorded deed): _____

2. Provide names, addresses and telephone numbers of associated professional consultants such as architects or engineers not identified on cover sheet: NONE

3. On a separate sheet, provide a detailed written description of the proposal. Include descriptions of (1) the general purpose of the project, (2) features and pertinent matters not readily identifiable in map form, (3) specific uses permitted on the site and the area(s) to be designated as Open Space and Community Area (4) necessary or proposed restrictions and (5) phasing schedules. Upon approval of the application, this text will constitute a contractual limitation to those uses and standards otherwise provided in the county code.

4. Provide the date that the parcel(s) was created (if known): _____

5. Total square footage of all structures on site: _____; Square footage dedicated to commercial use _____

Total impervious surface of the site (e.g. pavement, buildings): Square feet _____; Percent of site _____

<p>6. For a residential use, provide the total number of units proposed: _____; Proposed density: _____</p> <p>Describe the type of units proposed (single family detached, condos, townhouse, etc.): _____</p>
<p>7. Will the proposal create any new parcels? <u>NO</u>; If yes, how many new parcels will be created? _____</p>
<p>8. Describe the proposed source of water supply, including the name of the provider if it is to be served by a public system: _____</p>
<p>9. Describe the proposed method of sewage disposal, including the name of the district if it is to be served by a public sewer system: _____</p>
<p>10. Provide the Certificate of Transportation Concurrency No. _____</p>
<p>11. Will the proposal access directly onto an adjacent public road? Yes _____ No <u>✓</u> If yes, provide a copy of the existing Access Permit or submit an Access Permit application with this application. If no, provide documentation of the legal access to a public road.</p>
<p>12. Is the project within 200 feet of the shoreline? Yes _____ No <u>✓</u> If yes, a Shoreline Substantial Development Permit may be required along with this submittal (Form Q).</p>
<p>13. Identify any existing uses on the property (e.g. single family residence, agriculture, forestry, bed and breakfast) <u>SINGLE FAMILY</u></p> <p>_____</p> <p>_____</p>
<p>Provide the permit numbers of any previously approved permits <u>20-0987.</u></p>
<p>14. Are the existing uses allowed in the current zoning designation of the site? Yes <u>✓</u> No _____</p> <p>If no, describe which uses are not allowed and when they were established _____</p> <p>_____</p>
<p>15. If this project will be completed in phases, describe each phase and their associated timeframes:</p> <p>_____</p> <p>_____</p> <p>_____</p>

16. Estimate the total amount of cut and fill (includes all material relocated on the site plus imported and exported material)? 0 cubic yards. What is the maximum height of cut or fill? 0 feet.

17. If material will be exported to another site provide the amount, address and parcel number of the receiving property. _____

18. All developments will generate stormwater runoff from things such as gutters, driveways, roads, areas where vegetation has been removed or new impervious surfaces. Describe how it will be managed. Please be specific (for example, "runoff from gutters and parking areas will be infiltrated by a drywell located near the SE corner of the house" or "runoff from driveway will be captured in catch basin and routed to a tightline over the bluff to the beach"). Attach additional plan or pages if necessary. _____

ALL GUTTERS AND STORM WATER RUN OFF
SINGED OFF AT BUILDING FINAL INSPECTION.
2021

19. For Type III Conditional Uses (For an explanation see the top of this form):

- a. Community Meeting. Community meetings are required for many Type III Decisions (Not required for Home Industries or Surface Mines on Mineral Lands of Long Term Commercial Significance). When a community meeting is required it must be held prior to the submittal of this application. Once completed, you must submit a tape copy of the recorded meeting, the meeting notes, and an affidavit that demonstrates the meeting was properly noticed in the newspaper and by sign on the property.

Meeting Date: _____

- b. Pre-Application Meeting. All Type III Decisions require a formal Pre-Application Conference no more than 6 months prior to submittal of this application.

Pre-Application Conference Date: _____ File Number: PRE ____ / ____

FORM C – SUPPLEMENTAL SITE PLAN REVIEW APPLICATION CHECKLIST

In addition to the items identified in the Master Permit Application Checklist a Site Plan Review application also requires the following additional items. For those items below that must be shown on a plot plan please show them on the same plot plan required under item #5 of the Master Permit Application Checklist – it is not necessary that you prepare two separate plot plans.

Applicant Use	Application Requirements	For County Use Only
	1. On a separate sheet provide a written description of proposal (see question 3 above).	
	2. On a separate sheet provide a detailed written statement addressing required criteria and standards (not required for Home Industries).	
	3. Legal description of the property as it was last recorded.	
	4. Proposed source of water (e.g. water availability verification form, letter of commitment from water provider, well site location and/or verification).	
	5. Copies of soil logs registered with the County Health Department or a letter of commitment from a sewer district.	
	6. Copy of approved Certificate of Transportation Concurrence, if applicable.	
	7. Documentation of legal means of access to a public road (e.g. recorded easement, existing access permit number, access permit application).	
	8. For Type III applications (see question 19 above) the following must be provided:	
	a. Community Meeting required: Submit meeting notes, a tape copy of the recorded meeting and an affidavit of notice of the meeting.	
	b. Pre-Application Conference required: Provide the date of the meeting (must be after the community meeting but within 6 months of the date this application is submitted).	
	c. Provide the names and mailing addresses of property owners within a 300 foot radius of the site on mailing address label sheet(s).	
	d. An Assessor's quarter section map that shows all parcels within a 300 foot radius of the site.	

	<p>legend that includes a site address and Assessor parcel number of the parcel proposed for division.</p> <p>k. Drainage. Location and description of all existing and proposed drainage features and systems, including natural drainage ways, culverts and ditches. Show the direction of water flow.</p> <p>l. Grading plans. Show existing and proposed finished grade contours for any cut or fill 2 feet or greater in height in plan view and cross sections. Indicate quantities of fill or excavation in cubic yards. For any material exported from the site, state quantities and where the materials will be disposed. For any materials imported to the site, indicate quantity, source and type of materials.</p> <p>m. Existing and proposed vegetation. Please be specific about the type, e.g. grasses, types of trees, etc. **</p> <p>n. Clearing limits. Show all areas where trees and brush currently exist and where it will be cut or removed.</p> <p>o. Location of proposed open space.</p> <p>p. Erosion and sedimentation control plans. Show all areas where soil will be exposed along with measures to limit the erosion and transport of silt and sediment.</p> <p>q. Approximate number of square feet proposed in paved or other impervious surfaces, open space, wetlands, steep and unstable slopes and the total area of the site.</p> <p>r. Layout of all existing and proposed pedestrian walkways, landscaped areas, curbs, gutters, the extent of street pavings, and the location of existing and proposed fire hydrants, on-site water sources, and sewage disposal systems.</p> <p>10. Phasing Plan, if development will not occur at one time.</p> <p>11. A Landscape Plan, drawn to scale, showing the following:</p> <p>a. Open space, including any community area.</p> <p>b. Location and type of significant landscape features and vegetation on site.</p> <p>c. Location and design of landscaped areas.</p> <p>d. ** Plant specifications including genus/species type, sizes at time of planting (including gallon/caliper/height) and maturity, growth habits. Also provide photos and written documentation.</p> <p>e. Other pertinent landscape features and irrigation systems required to maintain trees and plants.</p> <p>12. Visual Analysis, to identify the effect of the proposed development on surrounding properties and uses.</p>	
--	--	--

	13. Architectural Plan showing elevations and specifications as to type, color and texture of exterior surfaces of proposed structures.	
	14. Sign Plan, drawn to scale, showing the location, size, design, material, color, and method of illumination of all exterior signs.	
	15. Lighting Plan.	
	16. A plan to limit and/or control noise, dust, dirt, heat, glare, vibration, odors, toxic gases, and liquid and solid waste.	
	17. Reports/Plans required by Critical Area Regulations.	
	18. Drainage Narrative or Preliminary Drainage Plan.	
	19. Environmental Checklist, if required.	

Swell Woodworks LLC
License # SWELLWL8120C
brendan@swellwoodworks.com
Brendan Osmond
5786 Bob Galbreath Road
Clinton, WA 98236

To whom it may concern,

In reference to pre-application 060-22 notes, below are my answers to the different department notes and requirements.

Environmental Health:

- #1) My solid waste management plan is as stated in my completed solid waste management plan form.
- #2) No current or future employees for Swell Woodworks LLC.
- #3) Water use will be very minimal to none since there is no plumbing connected to 2,400 square foot metal building, just two free standing hose spigots as shown in the building plan drawing intended for exterior landscape irrigation.
- #4) Enclosed in submitted permit application is a detailed site plan drawing, also included is building plan with exterior hose spigot locations.
- #5) No septic at metal building since primary residence is close by for use and we do not have any employees.


Building Department:

- #5) Largest ducts for conveying dust are 9.75 inches in diameter.

Please contact me if you have any additional questions.

Sincerely,

Brendan M. Osmond


6/6/2022.



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

PHONE: 360.679.7339 ■ Camano: 360.629.4522, Ext.7339 ■ S. Whidbey 360.321.5111, Ext. 7339 FAX: 360.679.7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Website: <http://www.islandcountywa.gov/planning>

12 May 2022

**PRE-APPLICATION 060/22
Planning Department Summary**

Brendan Osmond
5786 Bob Galbreath Road
Clinton, WA 98236
email: brendan@swellwoodworks.com

Dear Applicant,

Island County Planning and Community Development (ICPCD) has completed a review of the pre-application materials submitted on February 8, 2022. This report serves as a summary of the Pre-application meeting held on April 7, 2022 regarding the proposed creation of a home-based industry within the Rural zone. Following is a list of pertinent information for this proposal:

Assessor Parcel Number and Size: R32923-398-4870; 5 acres

Parcel Zoning: Rural (R)

Critical Areas: Mapped Wetland, Steep Slopes

Access: Access to the subject site is from an existing private road off Bob Galbreath Road, a county road. No new or additional access is proposed.

Proposal: Open a furniture and cabinet production home-based industry, with spray booth, in an existing building on the property.

Key Issues: The establishment of a home industry is a conditional use that will require a Type III Site Plan Review permit due to the size, 2,400 sf, of the proposed shop. The project must meet home industry standards in addition to complying with certain non-residential design, parking and signage requirements. It will require environmental review under SEPA.

Island County Code Summary

ICC 17.02B.400.C – Evaluation Requirements

A letter of determination was provided by the applicant to delineate a mapped wetland on the parcel and establish appropriate buffers. The home industry site is outside the recommended 90 ft buffer, but applicant should be aware that Wetland Reports shall include:

- A brief detailed description of the development proposal.

ICC 17.03.035.B – Rural Land Uses

Home Industries are a Type III Conditional Use (Quasi-Judicial Decision) when activities require more than 800 sf in the Rural Zone. For Type III Site Plan Reviews, community meetings are *not* required.

ICC 16.19.040.A.3 – Application / Decision Types

- **Type III.** Type III decisions are quasi-judicial decisions made by the hearing examiner following an open record predecision hearing. Type III decisions are subject to a closed record appeal in accordance with the procedures set forth in section 16.19.190.C, based on the record established by the hearing examiner, except for site specific rezones that are compliant with the Comprehensive Plan or Subarea Plan, such final land use decision made by the Board of Commissions, following the Hearing Examiners Recommendation, may be appealed in accordance with the procedures set forth in section 16.19.200.B.

ICC 16.19.050.B – Community meeting – Intent and purpose

Home Industry Site Plan Reviews are exempt from community meeting requirements.

ICC 16.19.070 – Pre-Application Conferences

This summary report attests that the applicant has satisfied the pre-application conference requirement for Type III decisions.

ICC 16.19.140 – Notice of Application / Public Comment Period

- **A.2.** Notice of Type III decisions shall be by publication, posting of the subject property and by mail.
- **B.** Notice of the application shall be sent for publication, mailed by the department or posted by the applicant within seven (7) days following the department's determination that the application is complete. The public comment period of fourteen (14) days shall be provided, except as otherwise provided in Chapter 90.58 RCW. The public comment period shall commence on the date of publication.
- **E.** Notice shall be provided in the following manner:
 1. Posted at the project site as provided in subsection F. hereof;
 2. Mailed by first class mail as provided in subsection G. hereof; and

3. Published as provided in subsection H. hereof.
- F. Published notice of application shall be as follows:
 1. Posted by the date of publication by the applicant on the property or principal entry point to the property from the nearest public right-of-way upon which the proposed development is located
 2. An affidavit of posting, verifying compliance with subsection F.1. above, must be returned to the county by the applicant. If the affidavit is not returned prior to the end of the public comment period, new notice shall be required to allow a second public comment period.
 - G. Mailed notice of application when applicable shall be as follows:
 1. By first class mail to owners of record of property in an area within 300 feet of the site
 5. Be considered supplementary to posted and/or published notice and be deemed satisfactory despite the failure of one (1) or more owners to receive the mailed notice sent to addresses of record.
 - H. Notice shall be published once in a newspaper of general circulation within the county

ICC 16.15.060 – Conditions of Approval for NR Uses in the R Zone

No application for a Non-residential use in the rural zone shall be approved unless a specific finding is made that the proposed conditional use is appropriate in the location for which it is proposed. This finding shall be based on the following criteria:

- A. The proposed use shall not result in a significant adverse environmental impact that cannot be mitigated by reasonable mitigation measures.
- B. The use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, or services existing or planned to serve the area.
- C. The proposed development/use is one (1) conditionally permitted within the subject zone and complies with all of the applicable provisions of this chapter and all other applicable regulations, including prescribed development/performance standards and all applicable development standards and design guidelines;
- D. The subject site is physically suitable for the type, density and intensity of the use being proposed;
- E. The location, size, design and operating characteristics of the proposed development/use would not be detrimental to the neighborhood, nor be detrimental to the public interest, health, safety, or welfare of the County in conformance with the standards of this chapter, chapters 17.02B, and 17.03.
- F. The proposed use and its design fulfill the definition of rural character as defined in chapter 17.03.

ICC 17.03.180.J.2 – Home Industry – Purpose and Standards

The proposed shop meets the requirements for a “home industry.” The project must meet and maintain the following standards for a home industry:

- In order to establish a new home industry the property owner shall sign an agreement that:
 - Acknowledges the requirements of this section; and
 - Agrees that the home industry will be discontinued or brought into strict conformance with the requirements of this section upon notification from the director of any violation of this section.
 - The owner(s) of a home industry shall certify compliance with conditions of approval.
 - When the business no longer complies with the criteria established above and the conditions included in any approval, the business shall relocate to a zoning classification which would permit the activity. Such conditions shall be recorded by the owner against the title of the property with the Island County Auditor.
- Minimum parcel size shall be two and one-half (2.5) acres gross site area if no more than two (2) full time, non-family employees are employed on site; otherwise the minimum parcel size shall be five (5) acres.
- A site plan is approved pursuant to chapter 16.15.
- More than a total of five (5) full-time employees who reside off the subject property and either work on-site or report to work on-site is prohibited.
- More than one (1) home industry may be authorized on a single parcel provided that the total number of employees and gross square feet is not exceeded.
- The owner(s) of the business(es) shall be a full-time resident of the lot, tract or parcel proposed for the home industry, except in the Commercial Agricultural Zone where the owner shall be a full-time resident of the contiguous ownership in the vicinity.
- No on-site direct retail sales of products not produced on-site are allowed, except for antiques.
- All activity related to the conduct of the business or industry shall be conducted within an enclosed structure unless totally screened from view, as approved on the site plan. The outside storage of vehicles, supplies, or materials shall be justification for the imposition of additional requirements as a condition of site plan approval.
- A Type III application shall be required for activities greater than 800 square feet or fifty (50) percent of the gross floor area of the dwelling unit limit but less than a maximum 4,000 square feet gross floor area. Properties which are ten (10) acres or greater may exceed the 4,000 square foot maximum allowable area, provided that the use complies with all applicable county standards.
- More restrictive noise standards may be established for specific NR uses in the Rural, Rural Residential, Rural Agriculture, Rural Forest, or Commercial Agricultural Zones.
- There shall be no external evidence of any incidental commercial activities taking place within the building.

- Only those buildings or areas specifically approved by the county may be used in the conduct of the business.
- All home industry activities, parking areas and structures shall be totally screened from the view of adjacent properties, using landscaping, fencing, the retention of native vegetation, or a combination thereof.
- The minimum building setback for nonresidential structures from all property lines is fifty (50) feet, which may be increased at the discretion of the approving authority to specific minimize impacts.
- Home industries shall comply with the non-residential rural design, landscape, open space, screening, buffering, signage, parking, and lighting standards set forth in this section.
- For any home industries the county shall impose such reasonable conditions as may be found necessary to ensure that the activity or use does not disrupt adjacent permitted uses.

ICC 17.03.180.P – Non-Residential Design, Landscape and Screening Guidelines

The proposed shop is subject to non-residential design, landscape and screening guidelines to protect and enhance rural character. In the Rural zone, the applicant has the option of complying fully with building design standards or completely screening the development from the view of adjacent properties and roadway vistas.

- **Building Design**
 - Bright or brilliant colors shall not be used. Materials used for exterior surfaces of all structures shall blend in color, hue and tone with the characteristics of the surrounding natural terrain to avoid high contrast.
- **Landscape, Buffering and Screening**
 - Screening may be combined with design to achieve visual compatibility. A project must be screened with native vegetation, landforms, natural features, and undisturbed open space to ensure that the proposed non-residential structures and activity are compatible with the character of surrounding permitted uses. Landscaping may be required for privacy, visual screening, sound deadening, appearance enhancement or other purposes determined desirable by the director for the purpose of insuring compatibility of the proposed use with that of existing and anticipated future uses in the zone.

ICC 17.03.180.Q – Parking, Access, and Circulation

- **Minimum Parking Requirements**
 - Light manufacturing: One (1) space for each 1,000 sf of gross floor area.
- **Access and Circulation**
 - Design or configure the project or site plan so that:

- Vehicular access is designed and located to minimize interference with traffic flow on adjacent roads.
- Access points to the site do not interfere with access to adjacent and nearby properties.
- Interior roads are designed to minimize conflicts between pedestrian and vehicular circulation.
- Interior roadways and parking areas shall be designed so there are not conflicts between the maneuvering areas for the parking spaces and the major circulation through the site.
- Driveways, roads and parking areas shall be designed so exiting vehicles are not required to back out into a public or private road that is external to the site plan.
- Loading bays and docks shall not require truck traffic to cross high pedestrian or vehicular traffic.

ICC 17.03.180.R – Signs and Outdoor Lighting Standards

The maximum sign area for a home industry in the Rural zone is 9 square feet. Signs should be visible to motorists, but should be non-obtrusive and reflective of the rural character of Island County. Per ICC 17.03.180.R.5, all signs shall require a building permit. A sign design can be reviewed and approved with a site plan review application.

All signs should protect and enhance the rural character of the county. New signs are required to be:

- Compatible with their surroundings;
- An integral component of the style and character of the building to which each sign relates;
- Appropriate to the type of activity to which they pertain;
- Protective of the view of the night sky;
- Expressive of the identity of the individual proprietors or of the community as a whole; a
- Appropriately sized for its context

The following sign types are prohibited:

- Animated signs and signs that move, flash, or strobe;
- Electronic messaging center signs;
- Neon signs on the exterior of any building or structure;
- Off-premise signs
- Pole signs, either new or replacement, that exceed eighteen (18) feet in height or the height of the building associated with the sign, whichever is less;
- Portable signs, except as expressly permitted as temporary signs

- Design
 - Each sign structure, exclusive of the sign copy, shall be architecturally integrated with the building that houses the advertised activity; considering form, color, and building materials.
 - Fluorescent colors and reflective surfaces in the background area of the sign are prohibited.
- Illumination
 - In the Rural zone, signs that are illuminated shall be illuminated by external lighting fixtures only.
 - Lighting fixtures shall be pointed downward and angled toward the sign.
 - Lighting fixtures shall be shielded to prevent light pollution from projecting onto neighboring properties and roadways.
 - Light projection shall be stationary.
 - Light bulbs and tubes shall not be visible from adjacent properties or roadways.
 - The intensity of lighting shall not exceed that necessary to illuminate and make legible a sign from the adjacent right-of-way.
- Measurement
 - The area of a sign shall be computed by measuring the entire extent of the sign copy and including any logos or corporate trademarks, as enclosed by the smallest square, triangle, rectangle, or combination thereof.
 - Any support structures, boarding trims, and decorative embellishments will not be counted against total sign area as long as these support structures, boarding trims, or decorative embellishments are proportionately scaled to the size of the sign and copy, as determined by the Planning Director.
 - The practice of measuring individual letters or rows of text on a sign is not an allowable methodology for measurement of sign area.
- Placement
 - No sign shall be placed within a public right-of-way unless specifically authorized by Island County.
 - Signs attached to buildings shall not exceed the height of the building or structure to which they are attached.
 - Signs attached to a building shall not extend above or beyond the eave, rake, or parapet line of the wall on which it is mounted.
 - Any sign projecting beyond six (6) inches from a perpendicular wall shall be at least six (6) feet, eight (8) inches above grade.
 - No more than one (1) free standing sign may be located on the property, except for multi-tenant premises, where no more than two (2) free standing signs are allowable.

Summary of Findings

The proposed project, a 2,400 sf furniture and cabinet production facility with on-site spray booth, would qualify as a home industry. Establishment of a home industry larger than 800 sf requires a Type III Site Plan Review permit application, which can be accessed online from the Island County Land Use Permit Applications page. As the proposed project will require an environmental review under the State Environmental Policy Act, a completed SEPA checklist must be submitted with the application.

Per ICC 16.19.070.A, the fee for the pre-application conference shall be credited in full against the permit application fee if the application is made within 180 days of the pre-application conference.

Agency Comments

Environmental Health: See attached comments.

Public Works: See attached comments.

Building: See attached comments.

This information is preliminary in nature and does not constitute a complete evaluation of the proposal. This information is subject to change based on new information received regarding the proposal. If you have any questions please feel free to contact me at (360) 678-8254 or by e-mail at d.gray@islandcountywa.gov.



Environmental Health

PO Box 5000

Coupeville, WA 98239

TO: Dustin Gray, Planning & Community Development

FROM: Patricia Shults, Land Use Coordinator

DATE: May 3, 2022

RE: PRE 060/22 – Osmond
Parcel No.: R32923-398-4870

After reviewing the referenced proposal, this office offers the following:

1. The applicant is proposing to create a furniture and cabinet production home industry in an existing approximately 2400 square foot accessory building (metal shop). The parcel contains a wetland with associated buffer and steep slopes.
2. There is an existing residence located on the referenced parcel, and it is served by the Galbreath Road 2-party well system. The 2-party well is located on the adjacent parcel (R32923-432-4870).
3. The residence is served by an on-site sewage disposal system (As-built PT353-07). A septic system component inspection (IN2015-2479) is on file with this office. Please note that the existing septic system must be inspected regularly and is currently out of compliance as per county code 8.07D.280.

Prior to the approval of the above referenced proposal, the following requirements may need to be met:

1. A solid waste management plan that states how the applicant will effectively dispose of waste generated from the business will need to be submitted to this office for review. For questions contact Environmental Health supervisor, Cris Matochi (360-679-7309 or C.Matochi@islandcountywa.gov).
 2. Information will be requested on: how many people will visit per day, how many employees and if they are part or full time.
 3. Estimated water use figures and waste strengths for the proposed business may need to be submitted to this office for review by a licensed septic system designer/engineer. Daily design flows for comparable businesses, estimated numbers of employees and total proposed daily design flows must be included. Documentation indicating that the well can qualify to be a public water system may be required. If the well is to be used for public facilities, then a Public Water System must be established. If so, the proposed well site must be inspected and approved by this office as a public water system source and steps to create a public water system will need to be completed. For questions contact Aneta Hupfauer (360-678-7995 or AnetaH@co.island.wa.us).
 4. A site plan will need to be submitted showing the following to scale:
 - Existing wetlands and associated buffers.
 - Topographic features of the site.
 - All existing or proposed structures, to include water spigots, with accurate locations and how they are connected to septic components and water.
-

- Existing well site and associated 100-foot pollution radii along with any existing easements.
 - Any proposed sewage disposal system alterations.
5. A sewage disposal system As-Built Certification showing adequate drainfield areas, both primary and delineated reserve, will need to be submitted to this office for review. The sewage disposal system design must be signed and submitted by a licensed septic system designer.
 6. New Site Registration alterations may need to be filed.

Prior building permit issuance, the following requirements must be met:

1. A Water Availability Verification Form may need to be approved by Island County Public Health.
2. A permit for a sewage disposal system may need to be issued by Island County Public Health.

The above comments are preliminary and are subject to change as additional information is received about the proposal. If you have any questions regarding the above comments, please feel free to contact me at 360-678-7930 or pl.shults@islandcountywa.gov.

/ps

cc: file



ISLAND COUNTY PUBLIC WORKS

ROADS DIVISION

P.O. BOX 5000, COUPEVILLE, WA 98239

(360) 679-7331

Connie Bowers, P.E., Director/County Engineer

Fred Snoderly, Assistant Director

Ed Sewester, P.E., Asst. County Engineer

April 13, 2022

TO: Dustin Gray, Planning and Community Development
FROM: Alexander Reitz, Public Works Development Coordinator
SUBJECT: Permit #: 060/22 PL-PRE
Parcel No.(s): R32923-398-4870
Project: Osmond Wood Shop

Summary:

The Applicant wishes to utilize an existing shop on their property as a woodworking shop. This will involve minor additions to the structure. No clearing and grading nor change in drainage is expected for this proposal.

Public Works has reviewed the submitted information for the subject application and has the following comments:

A. TRANSPORTATION CONCURRENCY (ICC 11.04)

Per Island County Code (ICC) 11.04.030; *The test for concurrency shall be performed for all development activities, unless exempted from the test for concurrency as provided in this chapter.*

An approved Certificate of Transportation Concurrency may be required depending on if you expect any kind of additional vehicle traffic. For questions regarding Concurrency, please contact Nikki Davis, County Traffic Engineer, 360-678-7953 or N.Davis@islandcountywa.gov.

B. ACCESS, ROADS, CIRCULATION AND EASEMENTS (ICC 11.01 & 12.12)

Access to the property is via Bob Galbreath Road (county).

No new roads, driveway or access will be required for this proposal.

C. CLEARING AND GRADING (ICC 11.02)

Per ICC 11.02.080, *A Clearing and Grading permit will be required for the following:*

1. *Accumulative filling and/or excavation exceeding 500 cubic yards.*
2. *Clearing, filling, or excavation, in any quantities, within 200 feet of a regulated shoreline area, on steep slopes as defined herein, or within a geologically hazardous area, as herein defined, in wetlands or their associated buffers, or into*

or next to any body of water, including streams or their associated buffers, or any other critical areas, as herein defined.

3. *Class IV forest practice permits, Class IV platted forest practice permits, and conversion option harvest plans and their associated forest practices permit.*
4. *Clearing to bare earth if greater than two (2) acres in size.*

Based on the description of the project there doesn't seem to be any major clearing or grading proposed, as such a clearing and grading permit would not be required.

D. DRAINAGE AND STORMWATER (ICC 11.03)

Per ICC 11.03.100, *Drainage narratives for small residential development are not required, except for proposals in areas designated as critical drainage areas or within or which is likely to impact a critical area.*

The project is not located in a critical drainage area but is located close to mapped wetland. Normally this may require a drainage narrative, but given the project is outside the 90 foot wetland buffer and only 24 feet of roof space is being added to an existing 2400 square foot structure it can be assumed storm water run-off from the addition won't impact the wetland. As such no narrative will be required.

Please feel free to call me at 360-678-7813 or e-mail me at a.reitz@islandcountywa.gov if you have any questions regarding the above comments.



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522, Ext. 7339 ■ from S. Whidbey (360) 321-5111,
Ext. 7339 FAX: (360) 679-7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <http://www.islandcountywa.gov/planning/>

Date: Saturday, May 07, 2022
TO: Dustin Gray
FROM: Dustin Curb, Building Official
SUBJECT: Application #: 060/22 PRE
Contact: Brenda Osmund
Project description: Wood Shop
Parcel # R32923-398-4870

The building department has reviewed the information received and has no objections to this proposals approval. Below are the requirements for the building department prior to work being done:

1. A building permit WILL be required for the change of use to a commercial wood shop. Permits will be evaluated using the 2018 International Building Code. The occupancy classification is determined to be Group F-1 Factory. A sprinkler system WILL NOT be required.
2. An explosion control system is required per International Fire Code section 2803.2
3. Per International Mechanical code 510.8 a fire suppression system will not be required if ducts conveying dust are less than 10in in diameter. *9 3/4 in max.*
4. Per FEMA DFirm map #53029C0435F, this proposal will be in Flood Zone X and WILL NOT require a Flood Development Permit.
5. Mapped liquefaction susceptibility is "Very Low to Low" and WILL NOT require geotechnical evaluation.
6. Exterior walls, penetrations and projections will be evaluated per IBC chapters 5 and 6. Additional fire resistance requirements may apply to the project.
7. Fire flow IS NOT required for this project per Island County Code 13.03A.100.

NOTE: This is general information for your use to aid in the planning of your building, not a complete plan review. Complete code requirements will be addressed during the Building Permit review process.

Dustin Curb

Building Official

Island County Planning and Community Development

Phone: 360.678.2307(Office)

d.curb@islandcountywa.gov

Island County Official Inspection Form

Ray Gabelein Bulldozing & Backhoe Co.

5785 Bayview Road
Langley, WA 98260

360 321-1624

Mail To: BEN D KOSA
215 N KING ST APT 1710
HONOLULU, HI
96817

PROPERTY INFORMATION

Location: 5786 GALBREATH

CLINTON

Tax ID: R32923-398-487

Use: Residential, Single Family (3 bdrm)

System Design Flow: 450

GENERAL SYSTEM TYPE: Conventional (Gravity)

ON ID: R32923-398-4870

County Area: WHIDBEY ISLAND

Fold
Here

ON-SITE WASTEWATER TREATMENT SYSTEM INSPECTION REPORT

Inspected: 11/03/2022 - Inspection Type: ROUTINE - Correction Status: No corrections needed

Company: Certification - Level 3

Ray Gabelein Bulldozing & Backhoe Co.

Work Performed By:

Ray Gabelein

Submitted 11/04/2022 by:

Ray Gabelein

Fold
Here

COMMENTS & GENERAL INSPECTION NOTES

No Deficiencies Noted

The septic tank has risers and lids to grade. The outlet filter on the septic tank was cleaned. The D-box has a riser to grade. The D-box has levelers for equal flow. The drain field area and monitoring ports were dry at the time of the inspection. The outlet filter on the septic tank should be cleaned on an annual basis. Ray Gabelein DBA Ray Gabelein Bulldozing and Backhoe Co. expressly denies any warranty, either expressed or implied as to the future success or failure of this on-site septic system.

GENERAL SITE & SYSTEM CONDITIONS

The General Site and System Conditions were:	Fully Inspected
Asbuilt #	373-07
Surfacing effluent from any component (including mound seepage):	NO
Components appear to be watertight - no visual leaks:	YES
Improper encroachment (structures/impervious surfaces); cover; or settling problems observed:	NO
Structures connected to onsite sewage system occupied. If NO explain in comments:	YES
All Components accessible for service? If NO, provide details in comments. (N/A if system installed before 1995.)	YES
Reserve area intact? If NO state observations in comments. (N/A if no reserve area on asbuilt.)	YES
As Built on file	YES
Other deficiencies as noted	NO
Are there obvious impacts to the designated reserve area? (N/A if no reserve designated)	NO

ONSITE SEWAGE SYSTEM INSPECTION DETAIL

TANK: Septic Tank - 2 Compartment. Manufacturer: Local Manufacturer - Concrete Refer to As-built: 373-07

Manufacturer: Local Manufacturer Model: Concrete

This component was:	Fully Inspected	
Effluent level within operational limits (if NO explain in comments):	YES	
Compartment 1 Scum accumulation (Inches, if other specify):	2	
Compartment 1 Sludge accumulation (Inches, if other specify):	7	
Compartment 2 Scum accumulation (Inches, if other specify):	0	
Compartment 2 Sludge accumulation (Inches, if other specify):	0	
Pumping required per Island County Code 8.07D.280(A.5)	NO	
The Inlet baffle appears to be in good condition	YES	
The outlet baffle appears to be in good condition	YES	
If an effluent screen is in place was it cleaned (NA if no effluent screen)	YES	
If pumped, how many gallons?		

Distribution: D-Box, Manufacturer: Local Manufacturer - Concrete

Manufacturer: Local Manufacturer Model: Concrete

This component was:	Fully Inspected	
D-Box in good condition:	YES	
D-Box outlets set to allow equal effluent distribution:	YES	
Component accessible for service? If NO please provide details in comments. (N/A if installed before 2007.)	YES	

Monitoring: Observation Port

Manufacturer: Site Constructed

This component was:	Fully Inspected	
Component appears to be functioning as intended:	YES	
Depth to water table (Inches):	NA	
Sampling results within limits:	N/A	

Drainfield (disposal): Gravity Gravelless chambers w/4% reduction taken

Manufacturer: Site Constructed

This component was:	Fully Inspected	
Ponding present? If YES explain in comments:	NO	

Disclaimer: An on-site sewage system evaluation is a report by a maintenance service provider based only on the system components inspected on the day noted in the report. The evaluation is offered by the maintenance service provider who is an independent contractor. No claim is made by Island County Public Health or the undersigned maintenance service provider, either expressed or implied, concerning future success or failure of the on-site sewage system evaluated above.

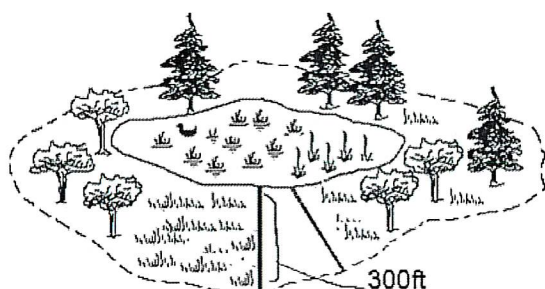
The following questions describe how wetlands on your property are connected with other natural areas. These questions are important because they help describe how your wetlands fit into larger ecosystems, and that in turn partly determines their importance to wildlife and plants. Maps and aerial photographs available online or at the counter of the Planning Department can assist you in answering these questions.

5. Surrounding Vegetation (Maximum of 10 Points):

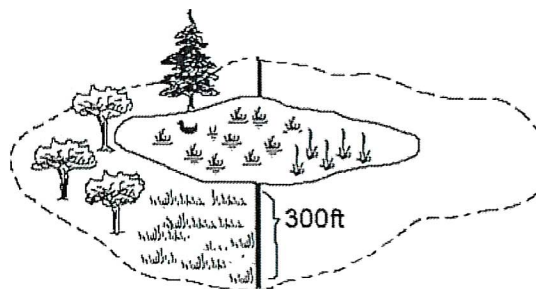
How much of the area surrounding the wetland is "naturally vegetated"?

"Naturally vegetated" means no pavement, buildings, lawns, bare soil, tilled soil, bedrock, or heavily-grazed pasture. Lightly-grazed or infrequently-mowed pasture is OK (mowed fewer than 4 times a year). Vegetation does not need to consist of native species.

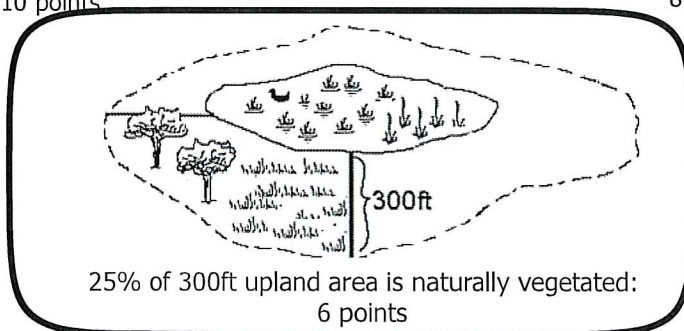
Circle the diagram below that best describes the **surrounding vegetation** of your wetland. If more than one diagram applies choose the one with the higher point score. **If none apply, give the wetland a 0.** Maps and aerial photographs available online or at the counter of the Planning Department can assist you in answering this question.



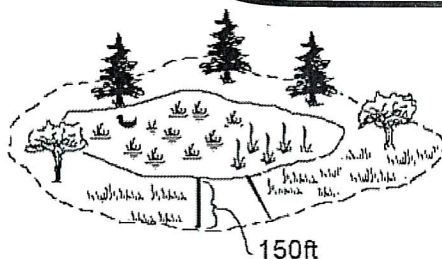
95% of 300ft upland area is naturally vegetated:
10 points



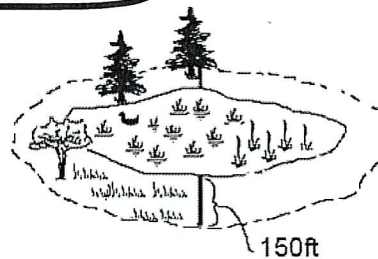
50% of 300ft upland area is naturally vegetated:
8 points



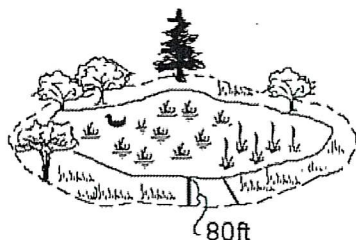
25% of 300ft upland area is naturally vegetated:
6 points



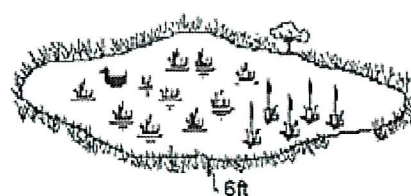
95% of 150ft upland area is naturally vegetated: 8 points



50% of 150ft upland area is naturally vegetated: 6 points



95% of 80ft upland area is naturally vegetated: 4 points



95% of 6ft upland area is naturally vegetated: 1 point

Insert the point value here (Maximum of 10 points): 6

6. Large Woodlands (Maximum of 10 Points):

"Woodlands" are areas of trees or shrubs.

"Connected to" includes areas that are separated from each other or from the wetland by distances less than 100 ft. Include wooded areas within the wetland when summing the acreage.

a. How much woodland is connected to your wetland? *Ignore all Roads*

More than 100 acres (5 points) _____

Greater than 9 to 100 acres (3 points) _____

From 1 to 9 acres (1 point) 1

None of the above/any other condition (0 points) _____

b. Assess this again, but this time consider roads as a disconnection. *Roads don't include private driveways.*

More than 100 acres (5 points) _____

Greater than 9 to 100 acres (3 points) _____

From 1 to 9 acres (1 point) 1

None of the above/any other condition (0 points) _____

The above two questions can be answered most easily by consulting maps and aerial photographs at the Planning Department.

Add up the points from (a) and (b) and insert here (maximum of 10 points): 2

7. Distance to Lake or Saltwater (maximum of 5 points):

How far is this wetland from the nearest lake or saltwater area? *Select only the one condition with the highest score.*

☐ Within 300 ft (5 points)

☐ Between 300 ft and 1/2 mile (3 points)

☒ More than 1/2 mile (0 points)

This can be answered most easily by consulting maps and aerial photographs at the Planning Department

Insert the point value here (Maximum of 5 points): 0

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8. Nearby Wetlands (maximum of 5 points):

How many other County-mapped wetlands are within 1/2 mile of your wetland? This can be answered most easily by consulting maps and aerial photographs at the Planning Department. Insert the points on the line next to the one condition that gives the highest applicable points.

- ___ three or more, and **none** are separated from this wetland by paved roads, lawns, bare soil, tilled soil, or heavily-grazed pasture (5 points)
- ☒ three or more, but **some** are separated from this wetland by paved roads, lawns, bare soil, tilled soil, or heavily-grazed pasture (4 points)
- ___ one or two, and **none** are separated from this wetland by paved roads, lawns, bare soil, tilled soil, or heavily-grazed pasture (3 points)
- ___ one or two, but **some** are separated from this wetland by paved roads, lawns, bare soil, tilled soil, or heavily-grazed pasture (1 point)
- ___ none (0 points)

Insert the point value here (Maximum of 5 points): 4

9. Water Persistence and Pattern (maximum of 6 points):

Check and complete the section that describes your wetland in a normal year. Then add the additional points immediately beneath it if applicable.

More than 10% of wetland (or more than 1/4 acre) contains more than 4 inches of standing water during the **entire year**. (4 points)

Add 2 points if:

- ☐ Water is mostly scattered throughout the wetland in multiple patches and most of it floods herbs, grasses, or the thin stems of shrubs during the growing season.

More than 10% of wetland (or more than 1/4 acre) contains more than 4 inches of standing water for **part of the year, but not year-round**. (2 points)

Add 1 point if:

- ☐ Water is mostly scattered throughout the wetland and most of it floods herbs, grasses, or thin stems of shrubs during the growing season.

Other. (0 points)

Insert the total point value here (Maximum of 6 points): 0

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Now add the points from questions 2 through 9 and record the total HERE: 18. This is your Habitat Score.

Are the points 22 or greater?

 Yes. Answer the Wetland Outlet question below and proceed to *Table 2 below to make a preliminary determination of the width of the buffer that may be recommended for a new Development Proposal. You are then done with this assessment.*

X No. Answer the Wetland Outlet question below and proceed to question #10.

Wetland Outlet?

An outlet is a location where there is visible evidence of the discharge of surface water from a wetland at any season of the year. Although the presence or lack of an outlet does not affect habitat directly, wetlands without outlets tend to be more sensitive because any pollution that reaches them becomes confined and is not diluted significantly. If the presence of an outlet is unclear or uncertain, the wetland should be presumed to not have an outlet.

Does the wetland have an outlet? *Select one:*

X No
 Yes

Table 2					
Intensity Level (Land Use Intensity Worksheet)	Wetland Outlet	Habitat Score (Wetland Buffer Worksheet)			
		40 or higher	32-39	29-31	22-28
Low	Yes	125 ft	75 ft	75 ft	75 ft
	No	150 ft	125 ft	100 ft	75 ft
Moderate	Yes	200 ft	110 ft	110 ft	110 ft
	No	225 ft	175 ft	150 ft	110 ft
High	Yes	250 ft	150 ft	150 ft	150 ft
	No	300 ft	200 ft	175 ft	150 ft

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Community Development



2 gallons

SAFETY DATA SHEET

TOTALBOAT TABLETOP HARDENER

SECTION 1: IDENTIFICATION

GHS PRODUCT IDENTIFIERS:

PRODUCT NAME:	TotalBoat TableTop Epoxy Hardener
SYNONYMS, TRADE NAMES:	TotalBoat TableTop Hardener, Part B
OTHER MEANS OF IDENTIFICATION:	Not Applicable

RECOMMENDED USE OF THE CHEMICAL AND RESTRICTIONS ON USE:

USES:	Polymer Matrix For Fiber-Reinforced Plastic (FRP)
RESTRICTIONS ON USE:	None Identified

SUPPLIER'S DETAILS:

SUPPLIER:	TOTALBOAT LLC 17 Peckham Drive Bristol, RI 02809 TELEPHONE: +1 800 497 0010 FACSIMILE: +1 401 254 5829
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EMERGENCY PHONE NUMBER:

INFOTRAC:	1 800 535 5053 (or go to www.infotrac.net)
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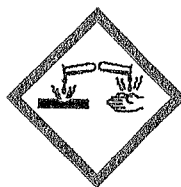
SECTION 2: HAZARDS IDENTIFICATION

GHS CLASSIFICATION OF SUBSTANCE OR MIXTURE:

Acute toxicity, oral:	Category 4, H302
Skin Corrosion:	Category 1B, H314
Eye Damage:	Category 1, H318
Toxic to reproduction:	Category 2, H361
Hazardous to the aquatic environment:	Chronic Category 1, H410
Hazardous to the aquatic environment:	Acute Category 1, H400
Acute toxicity, dermal:	Category 4, H312
Skin sensitization:	Category 1, H317
Aspiration Hazard:	Category 1, H304

GHS LABEL ELEMENTS:

HAZARD SYMBOLS:



SIGNAL WORDS:

Danger



SAFETY DATA SHEET

TOTALBOAT TABLETOP HARDENER

HAZARD STATEMENTS:

- H302 Harmful if swallowed.
- H304 May be fatal if swallowed and enters airways.
- H312 Harmful in contact with skin.
- H314 Causes severe skin burns and eye damage.
- H317 May cause an allergic skin reaction.
- H318 Causes serious eye damage.
- H361 Suspected of damaging fertility or the unborn child.
- H400 Very toxic to aquatic life.
- H410 Very toxic to aquatic life with long lasting effects.

PRECAUTIONARY STATEMENTS:

PREVENTION:

- P201 Obtain special instructions before use.
- P202 Do not handle until all safety precautions have been read and understood.
- P260 Do not breathe mists.
- P261 Avoid breathing dust, fumes, gas mist, vapors and spray.
- P264 Wash hands thoroughly after handling.
- P270 Do not eat, drink or smoke when using this product.
- P271 Use only outdoors or in a well-ventilated area.
- P272 Contaminated work clothing should not be allowed out of the workplace.
- P273 Avoid release to the environment.
- P280 Wear protective gloves, clothing, and eye/face protection.

RESPONSE:

- P301+P330+P331 IF SWALLOWED: Rinse mouth. Do NOT induce vomiting.
- P312 Call a POISON CENTER if you feel unwell.
- P303+P361+P364+P353+P352 IF ON SKIN (or hair): Take off immediately all contaminated clothing and wash before reuse. Rinse skin with water/shower. Wash with plenty of soap and water.
- P333+P313 If skin irritation or rash occurs: Get medical advice/attention.
- P304+P340 IF INHALED: Remove person to fresh air and keep comfortable for breathing.
- P305+P351+P338 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
- P308+P313 IF exposed or concerned: Get medical attention.
- P391 Collect spillage.

STORAGE:

- P403+P233 Store in a well-ventilated place. Keep container tightly closed.
- P405 Store locked up.

DISPOSAL:

- P501 Dispose of contents and containers in accordance with local, regional and international regulations.

Precautionary statements are listed according to the United Nations Globally Harmonized System of Classification and Labeling of Chemicals (GHS) – Annex III

SECTION 3: COMPOSITION / INFORMATION ON INGREDIENTS

CHEMICAL NAME	CAS NUMBER	CONTENT
Nonylphenol	84852-15-3	60-70%
Polyoxypropylenetriamine	39423-51-3	40-50%
N-(2-aminoethyl)piperazine	140-31-8	1-10%

Amounts specified are typical and do not represent a specification. Remaining components are proprietary, non-hazardous, and/or present at amounts below reportable limits.

SECTION 4: FIRST-AID MEASURES



SAFETY DATA SHEET

TOTALBOAT TABLETOP HARDENER

DESCRIPTION OF NECESSARY FIRST-AID MEASURES:

- INHALATION:** If affected, remove to fresh air. If breathing is difficult, give oxygen. If not breathing, give artificial respiration.
- SKIN:** Immediately remove contaminated clothing and shoes. Wash the affected area with plenty of soap and water until no evidence of the chemical remains (at least 15-20 minutes). Launder clothing before reuse. Get medical attention immediately.
- EYES:** Immediately flush eyes with plenty of clean water for an extended time, not less than fifteen (15) minutes. Flush longer if there is any indication of residual chemical in the eye. Ensure adequate flushing of the eyes by separating the eyelids with fingers and roll eyes in a circular motion. Get medical attention immediately.
- INGESTION:** Do not induce vomiting. Never give anything by mouth to an unconscious person. Rinse out the mouth with water. Get medical attention immediately.

MOST IMPORTANT SYMPTOMS AND EFFECTS, ACUTE AND DELAYED:

- SYMPTOMS:** Burns. Irritation. Pre-existing skin problems may be aggravated by prolonged or repeated contact. Persons with sensitive airways (e.g., asthmatics) may react to vapors. See section 11 for additional information.

INDICATION OF IMMEDIATE MEDICAL ATTENTION AND SPECIAL TREATMENT NEEDED, IF NECESSARY:

- TREATMENT:** Treat symptomatically.

SECTION 5: FIRE-FIGHTING MEASURES

EXTINGUISHING MEDIA:

- SUITABLE:** Use water spray, foam, dry chemical or carbon dioxide.
- UNSUITABLE:** None known.

SPECIFIC HAZARDS ARISING FROM THE CHEMICAL:

- UNUSUAL FIRE & EXPLOSION HAZARDS:** Product is not considered a fire hazard, but will burn if ignited. Closed container may rupture (due to build up in pressure) when exposed to extreme heat.
- HAZARDOUS COMBUSTION PRODUCTS:** Irritating or toxic substances may be emitted upon burning, combustion or decomposition. See Section 10 Hazardous decomposition products for additional information.

SPECIAL PROTECTIVE EQUIPMENT AND PRECAUTIONS FOR FIRE-FIGHTERS: Wear self-contained breathing apparatus (SCBA) equipped with a full face piece and operated in a pressure-demand mode (or other positive pressure mode) and approved protective clothing. Personnel without suitable respiratory protection must leave the area to prevent significant exposure to hazardous gases from combustion, burning or decomposition. In an enclosed or poorly ventilated area, wear SCBA during cleanup immediately after a fire as well as during the attack phase of firefighting operations. See section 9 for additional information.

SECTION 6. ACCIDENTAL RELEASE MEASURES

PERSONAL PRECAUTIONS, PROTECTIVE EQUIPMENT AND EMERGENCY PROCEDURES: See Section 8 for recommendations on the use of personal protective equipment. If spilled in an enclosed area, ventilate. Eliminate ignition sources. Personal Protective Equipment must be worn.

ENVIRONMENTAL PRECAUTIONS: Do not flush product into public sewer, water systems or surface waters.



SAFETY DATA SHEET

TOTALBOAT TABLETOP HARDENER

METHODS AND MATERIALS FOR CONTAINMENT AND CLEANING UP: Stop leak if without risk. Move containers from spill area. Contain by diking with sand, earth or other non-combustible material. Wear proper personal protective clothing and equipment. Absorb spill with an inert material. Place into labeled, closed container; store in safe location to await disposal. Change contaminated clothing and laundry before reuse.

SECTION 7. HANDLING AND STORAGE

PRECAUTIONS FOR SAFE HANDLING: As with any chemical product, use good laboratory/workplace procedures. Do not cut, puncture, or weld on or near the container. Use under well-ventilated conditions. Wash thoroughly after handling this product. Always wash up before eating, smoking or using the facilities. Avoid eye and skin contact. Avoid inhalation of aerosol, mist, spray, fume or vapor. Avoid drinking, tasting, swallowing or ingesting this product. Wash contaminated clothing before reuse. Discard shoes contaminated with this product.

CONDITIONS FOR SAFE STORAGE, INCLUDING ANY INCOMPATIBILITIES: Keep away from heat, sparks and open flames. Store dry at 15-40°C, under well-ventilated conditions. Store this material away from incompatible substances (see section 10). Do not store in open, unlabeled or mislabeled containers. Keep container closed when not in use. Empty container contains residual product which may exhibit hazards of product. Do not reuse empty container without commercial cleaning or reconditioning.

SECTION 8. EXPOSURE CONTROLS/PERSONAL PROTECTION

CONTROL PARAMETERS:

OCCUPATIONAL EXPOSURE LIMITS:

CHEMICAL NAME	CAS NUMBER	ACGIH-TWA	ACGIH-STEL
Nonylphenol	84852-15-3	Not available	Not available
Polyoxypropylenetriamine	39423-51-3	Not available	Not available
N-(2-aminoethyl)piperazine	140-31-8	Not available	Not available

APPROPRIATE ENGINEERING CONTROLS: Always provide effective general and, when necessary, local exhaust ventilation to draw spray, aerosol, fume, mist and vapor away from workers to prevent routine inhalation. Ventilation must be adequate to maintain air concentrations below occupational exposure standards. When necessary use mechanical handling to reduce human contact with materials.

INDIVIDUAL PROTECTION MEASURES, SUCH AS PERSONAL PROTECTIVE EQUIPMENT (PPE):

EYE/FACE PROTECTION:	Full face shield with safety glasses or goggles underneath are required.
SKIN PROTECTION:	Wear chemical resistant (impervious) gloves; PVC, neoprene, nitrile rubber, EVAL, butyl rubber. Wear chemical resistant protective clothing. Use good laboratory/workplace procedures including personal protective clothing: lab coat and protective gloves.
RESPIRATORY PROTECTION:	Wear an approved respirator (e.g., an organic vapor respirator, a full face air purifying respirator for organic vapors, or a self-contained breathing apparatus) whenever exposure to aerosol, mist, spray, fume or vapor exceed the applicable exposure limit(s) of any chemical substance listed in this SDS.
GENERAL PROTECTION:	Eyewash fountains and safety showers are recommended in the work area.

SECTION 9. PHYSICAL AND CHEMICAL PROPERTIES



SAFETY DATA SHEET

TOTALBOAT TABLETOP HARDENER

APPEARANCE:	Liquid	UPPER/LOWER FLAMMABILITY OR EXPLOSIVE LIMITS:	Not available
COLOR:	Clear amber	VAPOUR PRESSURE:	<0.68 mm Hg at 20°C
ODOUR:	Fishy	VAPOUR DENSITY:	Heavier than air
ODOUR THRESHOLD:	Not available	RELATIVE DENSITY:	0.97
PH:	Not available	SOLUBILITY(IES):	Soluble
MELTING POINT/ FREEZING POINT	Not available	PARTITION COEFFICIENT (n-octanol/water):	Not available
INITIAL BOILING POINT AND BOILING RANGE:	Not available	AUTO-IGNITION TEMPERATURE:	Not available
FLASH POINT:	116°C	DECOMPOSITION TEMPERATURE:	Not available
EVAPORATION RATE:	Not available	VISCOSITY:	1,550 cP at 77°F
FLAMMABILITY (SOLID, GAS):	Not available		

SECTION 10. STABILITY AND REACTIVITY

REACTIVITY: Exothermic reactions including polymerization may occur in contact with strong acids, strong bases, alcohols, strong oxidizing agents and excessive heat.

CHEMICAL STABILITY: This product is stable.

POSSIBILITY OF HAZARDOUS REACTIONS: Exothermic reactions including polymerization may occur in contact with strong acids, strong bases, alcohols, strong oxidizing agents and excessive heat.

CONDITIONS TO AVOID: Excessive heat and ignition sources.

INCOMPATIBLE MATERIALS: Avoid strong acids, bases, and oxidizing agents.

HAZARDOUS DECOMPOSITION PRODUCTS: Thermal decomposition may produce smoke, carbon monoxide, carbon dioxide, aldehydes, oxides of nitrogen and other products of incomplete combustion.

SECTION 11. TOXICOLOGICAL INFORMATION

INFORMATION ON THE LIKELY ROUTES OF EXPOSURE: Eyes, skin, inhalation and ingestion.

SYMPTOMS RELATED TO THE PHYSICAL, CHEMICAL AND TOXICOLOGICAL CHARACTERISTICS:

EYES:	Causes serious eye damage.
SKIN:	Causes severe skin burns. May cause allergic skin reaction. May be harmful in contact with skin.
INHALATION:	Harmful if inhaled. Exposure to vapors or mists may cause severe irritation and burns of the nose, throat and respiratory tract.
INGESTION:	Harmful if swallowed. Ingestion may cause severe irritation and burns of the mouth, throat and digestive tract. May be fatal if swallowed and enters airways.

DELAYED AND IMMEDIATE EFFECTS AND ALSO CHRONIC EFFECTS FROM SHORT AND LONG TERM EXPOSURE: Suspected of damaging fertility or the unborn child.

ACUTE TOXICITY:

CHEMICAL NAME	LC ₅₀ INHALATION (RAT)	LD ₅₀ ORAL (RAT)	LD ₅₀ DERMAL (RABBIT)
Nonylphenol	Not available	1,300 mg/kg	3,160 mg/kg



SAFETY DATA SHEET

TOTALBOAT TABLETOP HARDENER

Polyoxypropylenetriamine	Not available	550 mg/kg	>1,000 mg/kg
N-(2-aminoethyl)piperazine	Not available	2,140 mg/kg	880 mg/kg

CORROSION / IRRITATION / SENSITIZATION INFORMATION:

SKIN CORROSION/IRRITATION:	Skin Corrosion – Category 1
SERIOUS EYE DAMAGE/IRRITATION:	Eye Damage – Category 1
RESPIRATORY OR SKIN SENSITIZATION:	Skin Sensitization – Category 1

CARCINOGENICITY / MUTAGENICITY / REPRODUCTIVE TOXICOLOGY INFORMATION:

GERM CELL MUTAGENICITY:	Information is not available.
CARCINOGENICITY:	Information is not available.
REPRODUCTIVE TOXICITY:	Toxic to Reproduction – Category 2

SPECIFIC TARGET ORGAN TOXICITY (STOT):

STOT-SINGLE EXPOSURE:	Information is not available.
STOT-REPEATED EXPOSURE:	Information is not available.

ASPIRATION HAZARD: Aspiration Hazard – Category 1

OTHER INFORMATION: Additional information is not available.

SECTION 12. ECOLOGICAL INFORMATION

TOXICITY:

CHEMICAL NAME	TEST	SPECIES	RESULT
Nonylphenol	LC50 (96 hrs)	Lepomis macrochirus	0.135 mg/L
	LOEC (96 hrs)	Lepomis macrochirus	0.211 mg/L
	NOEC (96 hrs)	Fathead minnow	0.083 mg/L
Polyoxypropylenetriamine	LC50 (96 hrs)	Fish	>100 mg/L
	EC50 (48 hrs)	Daphnia	13 mg/L
	ErC50 (72 hrs)	Algae	4.4 mg/L
N-(2-aminoethyl)piperazine	Not available		

PERSISTENCE AND DEGRADABILITY:

CHEMICAL NAME	TEST	PERIOD	RESULT
Nonylphenol	Not available		
Polyoxypropylenetriamine	OECD Derived from OECD 301F (Biodegradation Test)	28 Days	<5%
N-(2-aminoethyl)piperazine	Not available		

BIOACCUMULATIVE POTENTIAL:

CHEMICAL NAME	Log P _{ow}	BCF	POTENTIAL
Nonylphenol	3.242	31	Low
Polyoxypropylenetriamine	-1.13	Not available	Low
N-(2-aminoethyl)piperazine	Not available	Not available	Not available

MOBILITY IN SOIL:

CHEMICAL NAME	SOIL/WATER PARTITION COEFFICIENT (K _{oc})
Nonylphenol	Not available



SAFETY DATA SHEET

TOTALBOAT TABLETOP HARDENER

Polyoxypropylenetriamine Not available
N-(2-aminoethyl)piperazine Not available

OTHER ADVERSE EFFECTS: Additional information is not available

SECTION 13. DISPOSAL CONSIDERATIONS

DISPOSAL METHODS: Dispose of unused contents (incineration) in accordance with national and local regulations. Dispose of container in accordance with national and local regulations. Ensure the use of properly authorized waste management companies, where appropriate. See section 8 for recommendations on the use of personal protective equipment.

SECTION 14. TRANSPORTATION INFORMATION

UN NUMBER: UN2735

UN PROPER SHIPPING NAME:
Amines, Liquid, Corrosive, N.O.S., (Polyoxypropylenetriamine)

TRANSPORT HAZARD CLASS:

U.S. DOT HAZARD CLASS:	8
CANADA TDG HAZARD CLASS:	8
EUROPE ADR/RID HAZARD CLASS:	8
IMDG CODE (OCEAN) HAZARD CLASS:	8
ICAO/IATA (AIR) HAZARD CLASS:	8

PACKING GROUP: III

ENVIRONMENTAL HAZARDS:

MARINE POLLUTANT:	Yes
HAZARDOUS SUBSTANCE (USA):	No

SPECIAL PRECAUTIONS FOR USER: Information is not available.

TRANSPORTING IN BULK ACCORDING TO ANNEX II OF MARPOL 73/78 AND THE IBC CODE:
Information is not available.

LABEL FOR CONVEYANCE:



OTHER INFORMATION: ORM-D Consumer Commodity in 1 gal or less containers

SECTION 15. REGULATORY INFORMATION

SAFETY, HEALTH AND ENVIRONMENTAL REGULATIONS SPECIFIC FOR THE PRODUCT IN QUESTION:

EU Regulation (EC) No. 1907/2006 (REACH) Annex XIV – List of substances subject to authorization, Substances of very high concern	None of the components are listed.
Annex XVII – Restrictions on the manufacture, placing on the market and use of certain dangerous substances, mixtures and articles	Nonylphenol (CAS 84852-15-3)



SAFETY DATA SHEET

TOTALBOAT TABLETOP HARDENER

OTHER REGULATIONS: Additional information is not available.

CHEMICAL INVENTORIES:

Canadian Domestic Substances List (DSL):	Y
Canadian Non-Domestic Substances List (NDSL):	N
European Inventory of Existing Chemical Substances (EINECS):	Y
European List of Notified Chemical Substances (ENCS):	N
U.S. Toxic Substances Control Act (TSCA):	Y

A "Y" listing indicates all intentionally added components are either listed or are otherwise compliant with the regulation. A "N" listing indicates that for one or more components: 1) there is no listing on the public inventory; 2) no information is available; or 3) the component has not been reviewed.

SECTION 16. OTHER INFORMATION

REVISION DATE: August 10, 2016

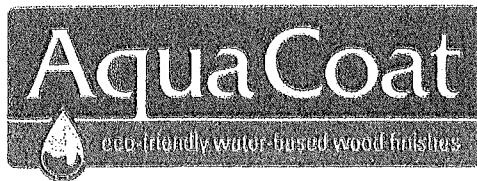
LEGEND: ACGIH: American Conference of Governmental Industrial Hygienists
 ADR/RID: European dangerous goods transport road and rail regulations
 CAS No: Chemical Abstract Service Registry Number
 DOT: Department of Transportation (U.S.)
 GHS: Globally Harmonized System of Classification and Labeling of Chemicals
 IATA: International Air Transport Association
 ICAO: International Civil Aviation Organization
 IMDG: International Maritime Dangerous Goods code
 OEL: Occupational Exposure Limits
 OSHA: Occupational Safety and Health Administration (U.S.)
 PEL: Permissible Exposure Limit
 RQ: Reportable Quantity
 SDS: Safety Data Sheet
 STEL: Short Term Exposure Limit (15 minute Time Weighted Average)
 TDG: Canadian Transportation of Dangerous Goods Act and Regulations
 UN: United Nations
 U.S.: United States

USERS RESPONSIBILITY/DISCLAIMER OF LIABILITY:

As the conditions or methods of use are beyond our control, we do not assume any responsibility and expressly disclaim any liability for any use of this product. Information contained herein is believed to be true and accurate but all statements or suggestions are made without warranty, expressed or implied, regarding accuracy of the information, the hazards connected with the use of the material or the results to be obtained from the use thereof. Compliance with all applicable federal, state, and local laws and local regulations remains the responsibility of the user.

5 gallons

stain.



Safety Data Sheet

Issue Date: 05-Sep-2013

Revision Date: 01-May-2021

Version 1

1. IDENTIFICATION

Product Identifier

Product Name Aqua-Tone Stains

Other means of identification

SDS # ACI-006

Recommended use of the chemical and restrictions on use

Recommended Use Water-based Interior Stain

Details of the supplier of the safety data sheet

Supplier Address

Aqua Coat Inc.
1061 Davis Rd.
Elgin, IL 60123
www.aquacoat.com

Emergency Telephone Number

Company Phone Number 877-886-2422
Emergency Telephone (24 hr) INFOTRAC 1-352-323-3500 (International)
1-800-535-5053 (North America)

2. HAZARDS IDENTIFICATION

Physical State Liquid

Classification

This chemical does not meet the hazardous criteria set forth by the 2012 OSHA Hazard Communication Standard (29 CFR 1910.1200). However, this Safety Data Sheet (SDS) contains valuable information critical to the safe handling and proper use of this product. This SDS should be retained and available for employees and other users of this product.

3. COMPOSITION/INFORMATION ON INGREDIENTS

The product contains no substances which, at their given concentration, are considered to be hazardous to health. However, additional component information is available in subsequent sections of this SDS.

4. FIRST-AID MEASURES

First Aid Measures

Eye Contact Rinse thoroughly with plenty of water for at least 15 minutes, lifting lower and upper eyelids. Consult a physician.

Skin Contact Wash off immediately with plenty of water for at least 15 minutes.

Inhalation	Remove to fresh air.
Ingestion	Clean mouth with water and drink afterwards plenty of water.

Most important symptoms and effects

Symptoms	Direct contact with eyes may cause temporary irritation.
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Indication of any immediate medical attention and special treatment needed

Notes to Physician	Treat symptomatically.
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5. FIRE-FIGHTING MEASURES**Suitable Extinguishing Media**

Use extinguishing measures that are appropriate to local circumstances and the surrounding environment.

Unsuitable Extinguishing Media Not determined.

Specific Hazards Arising from the Chemical

Non-flammable solution.

Protective equipment and precautions for firefighters

As in any fire, wear self-contained breathing apparatus pressure-demand, MSHA/NIOSH (approved or equivalent) and full protective gear.

6. ACCIDENTAL RELEASE MEASURES**Personal precautions, protective equipment and emergency procedures**

Personal Precautions	Use personal protective equipment as required.
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Methods and material for containment and cleaning up

Methods for Containment	Prevent further leakage or spillage if safe to do so.
Methods for Clean-Up	Keep in suitable, closed containers for disposal.

7. HANDLING AND STORAGE**Precautions for safe handling**

Advice on Safe Handling	Handle in accordance with good industrial hygiene and safety practice.
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Conditions for safe storage, including any incompatibilities

Storage Conditions	Keep containers tightly closed in a dry, cool and well-ventilated place.
Incompatible Materials	None known based on information supplied.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Exposure Guidelines

Chemical Name	ACGIH TLV	OSHA PEL	NIOSH IDLH
Ethylene Glycol Monobutyl Ether 111-76-2	TWA: 20 ppm	TWA: 50 ppm TWA: 240 mg/m ³ (vacated) TWA: 25 ppm (vacated) TWA: 120 mg/m ³ (vacated) S* S*	IDLH: 700 ppm TWA: 5 ppm TWA: 24 mg/m ³

Appropriate engineering controls

Engineering Controls Apply technical measures to comply with the occupational exposure limits.

Individual protection measures, such as personal protective equipment

Eye/Face Protection Avoid contact with eyes.

Skin and Body Protection Wear suitable protective clothing.

Respiratory Protection Ensure adequate ventilation, especially in confined areas.

General Hygiene Considerations Handle in accordance with good industrial hygiene and safety practice.

9. PHYSICAL AND CHEMICAL PROPERTIES

Information on basic physical and chemical properties

Physical State	Liquid	Odor	Not determined
Appearance	Not determined	Odor Threshold	Not determined
Color	Various: See Sect. 16		

<u>Property</u>	<u>Values</u>	<u>Remarks • Method</u>
pH	Not determined	
Melting Point/Freezing Point	Not determined	
Boiling Point/Boiling Range	Not determined	
Flash Point	Not determined	
Evaporation Rate	Not determined	
Flammability (Solid, Gas)	n/a-liquid	
Upper Flammability Limits	Not determined	
Lower Flammability Limit	Not determined	
Vapor Pressure	Not determined	
Vapor Density	Not determined	
Specific Gravity	Not determined	
Water Solubility	Not determined	
Solubility in other solvents	Not determined	
Partition Coefficient	Not determined	
Auto-ignition Temperature	Not determined	
Decomposition Temperature	Not determined	
Kinematic Viscosity	Not determined	
Dynamic Viscosity	Not determined	
Explosive Properties	Not determined	
Oxidizing Properties	Not determined	

12. ECOLOGICAL INFORMATION**Ecotoxicity**

An environmental hazard cannot be excluded in the event of unprofessional handling or disposal.

Chemical Name	Algae/aquatic plants	Fish	Toxicity to microorganisms	Crustacea
Diethylene Glycol Monobutyl Ether 112-34-5	100: 96 h <i>Desmodesmus subspicatus</i> mg/L EC50	1300: 96 h <i>Lepomis macrochirus</i> mg/L LC50 static		2850: 24 h <i>Daphnia magna</i> mg/L EC50 100: 48 h <i>Daphnia magna</i> mg/L EC50
Ammonium hydroxide 1336-21-6		8.2: 96 h <i>Pimephales promelas</i> mg/L LC50		0.66: 48 h water flea mg/L EC50 0.66: 48 h <i>Daphnia pulex</i> mg/L EC50
Ethylene Glycol Monobutyl Ether 111-76-2		1490: 96 h <i>Lepomis macrochirus</i> mg/L LC50 static 2950: 96 h <i>Lepomis macrochirus</i> mg/L LC50		1698 - 1940: 24 h <i>Daphnia magna</i> mg/L EC50 1000: 48 h <i>Daphnia magna</i> mg/L EC50

Persistence/Degradability

Not determined.

Bioaccumulation

Not determined.

Mobility

Not determined

Chemical Name	Partition Coefficient
Ethylene Glycol Monobutyl Ether 111-76-2	0.81

Other Adverse Effects

Not determined

13. DISPOSAL CONSIDERATIONS**Waste Treatment Methods****Disposal of Wastes**

Disposal should be in accordance with applicable regional, national and local laws and regulations.

Contaminated Packaging

Disposal should be in accordance with applicable regional, national and local laws and regulations.

Chemical Name	California Hazardous Waste Status
Ammonium hydroxide 1336-21-6	Toxic Corrosive

14. TRANSPORT INFORMATION**Note**

Please see current shipping paper for most up to date shipping information, including exemptions and special circumstances.

DOT

Not regulated

IATA

Not regulated

IMDG

Not regulated

15. REGULATORY INFORMATION**International Inventories**

All ingredients are listed or exempt from listing on Chemical Substance Inventory

US Federal Regulations**CERCLA**

This material, as supplied, contains one or more substances regulated as a hazardous substance under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) (40 CFR 302)

Chemical Name	Hazardous Substances RQs	CERCLA/SARA RQ	Reportable Quantity (RQ)
Ammonium hydroxide 1336-21-6	1000 lb		RQ 1000 lb final RQ RQ 454 kg final RQ

SARA 313

Section 313 of Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA). This product does not contain any chemicals which are subject to the reporting requirements of the Act and Title 40 of the Code of Federal Regulations, Part 372

CWA (Clean Water Act)

This product does not contain any substances regulated as pollutants pursuant to the Clean Water Act (40 CFR 122.21 and 40 CFR 122.42)

Chemical Name	CWA - Reportable Quantities	CWA - Toxic Pollutants	CWA - Priority Pollutants	CWA - Hazardous Substances
Ammonium hydroxide	1000 lb			X

US State Regulations**California Proposition 65**

This product does not contain any Proposition 65 chemicals.

U.S. State Right-to-Know Regulations

Chemical Name	New Jersey	Massachusetts	Pennsylvania
Diethylene Glycol Monobutyl Ether 112-34-5	X		X
Ammonium hydroxide 1336-21-6	X	X	X
Ethylene Glycol Monobutyl Ether 111-76-2	X	X	X

16. OTHER INFORMATION**Additional Product Information****PRODUCT COLOR:**

Royal Oak
Fruitwood
Golden Oak
Provincial
White Pickle
Warm Cherry
Warm Oak
Dark Pine
Natural
Teak
English Oak
Honey Maple
Jacobean
Brown Cherry
Mahogany
Pecan
Walnut
Nutmeg
Cognac
Black Ebony
Amber
Red Mahogany

NFPA**Health Hazards**

Not determined

Flammability

Not determined

Instability

Not determined

Special Hazards

Not determined

HMIS**Health Hazards**

Not determined

Flammability

Not determined

Physical Hazards

Not determined

Personal Protection

Not determined

Issue Date:

05-Sep-2013

Revision Date:

01-May-2021

Revision Note:

New format

Disclaimer

The information provided in this Safety Data Sheet is correct to the best of our knowledge, information and belief at the date of its publication. The information given is designed only as a guidance for safe handling, use, processing, storage, transportation, disposal and release and is not to be considered a warranty or quality specification. The information relates only to the specific material designated and may not be valid for such material used in combination with any other materials or in any process, unless specified in the text.

End of Safety Data Sheet



2 gallons

SAFETY DATA SHEET

TOTALBOAT TABLETOP EPOXY RESIN

SECTION 1: IDENTIFICATION

GHS PRODUCT IDENTIFIERS:

PRODUCT NAME: TotalBoat TableTop Epoxy Resin Part A
SYNONYMS, TRADE NAMES: TotalBoat TableTop Epoxy Part A, Resin
OTHER MEANS OF IDENTIFICATION: Not available

RECOMMENDED USE OF THE CHEMICAL AND RESTRICTIONS ON USE:

USES: Polymer Matrix For Fiber-Reinforced Plastic (FRP)
RESTRICTIONS ON USE: None Identified

SUPPLIER'S DETAILS:

SUPPLIER: TOTALBOAT LLC
17 Peckham Drive
Bristol, RI 02809
TELEPHONE: +1 800 497 0010
FACSIMILE: +1 401 254 5829

EMERGENCY PHONE NUMBER:

INFOTRAC: 1 800 535 5053 (or go to www.infotrac.net)

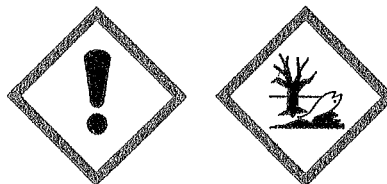
SECTION 2: HAZARDS IDENTIFICATION

GHS CLASSIFICATION OF SUBSTANCE OR MIXTURE:

Skin irritation: Category 2, H315
Eye irritation: Category 2, H319
Skin sensitization: Category 1, H317
Hazardous to the aquatic environment: Chronic Category 2, H411

GHS LABEL ELEMENTS:

HAZARD SYMBOLS:



SIGNAL WORDS:

Warning

HAZARD STATEMENTS:

H315 Causes skin irritation.
H317 May cause an allergic skin reaction.
H319 Causes serious eye irritation.
H411 Toxic to aquatic life with long lasting effects.

PRECAUTIONARY STATEMENTS:



SAFETY DATA SHEET

TOTALBOAT TABLETOP EPOXY RESIN

PREVENTION: P264 Wash hands thoroughly after handling.
P273 Avoid release to the environment.
P280 Wear protective gloves, clothing, and eye/face protection.

RESPONSE: P301+P312 IF SWALLOWED: Call POISON CENTER and/or doctor if you feel unwell.
P302+P352 IF ON SKIN: Wash with plenty of soap and water.
P333+P313 If skin irritation or rash occurs: Get medical attention.
P362+P364 Take off contaminated clothing and wash it before reuse.
P304+P340 IF INHALED: Remove person to fresh air and keep comfortable for breathing.
P305+P351+P338 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
P337+P313 If eye irritation persists: Get medical attention.
P391 Collect spillage.

STORAGE: P403+P233 Store in a well-ventilated place. Keep container tightly closed.

DISPOSAL: P501 Dispose of contents and containers in accordance with local, regional and international regulations.

Precautionary statements are listed according to the United Nations Globally Harmonized System of Classification and Labeling of Chemicals (GHS) – Annex III

SECTION 3: COMPOSITION / INFORMATION ON INGREDIENTS

CHEMICAL NAME:	CAS NUMBER:	CONTENT:
Bisphenol A Epoxy Resin	25068-38-6	80-100%

Amounts specified are typical and do not represent a specification. Remaining components are proprietary, non-hazardous, and/or present at amounts below reportable limits.

SECTION 4: FIRST-AID MEASURES

DESCRIPTION OF NECESSARY FIRST-AID MEASURES:

INHALATION: If affected, remove to fresh air. If breathing is difficult, give oxygen. If not breathing, give artificial respiration.

SKIN: Immediately remove contaminated clothing and shoes. Wash the affected area with plenty of soap and water until no evidence of the chemical remains (at least 15-20 minutes). Launder clothing before reuse. Get medical attention if symptoms occur.

EYES: Immediately flush eyes with plenty of clean water for an extended time, not less than fifteen (15) minutes. Flush longer if there is any indication of residual chemical in the eye. Ensure adequate flushing of the eyes by separating the eyelids with fingers and roll eyes in a circular motion.

INGESTION: Do not induce vomiting. Never give anything by mouth to an unconscious person. Rinse out the mouth with water. Get medical attention immediately.

MOST IMPORTANT SYMPTOMS AND EFFECTS, ACUTE AND DELAYED:

SYMPTOMS: Irritation. Pre-existing skin problems may be aggravated by prolonged or repeated contact. See section 11 for additional information.

INDICATION OF IMMEDIATE MEDICAL ATTENTION AND SPECIAL TREATMENT NEEDED, IF NECESSARY:

TREATMENT: Treat symptomatically.



SAFETY DATA SHEET

TOTALBOAT TABLETOP EPOXY RESIN

INGREDIENT NAME:	CAS NUMBER:	ACGIH-TWA	ACGIH-STEL
Bisphenol A Epoxy Resin	25068-38-6	Not available	Not available

APPROPRIATE ENGINEERING CONTROLS: Always provide effective general and, when necessary, local exhaust ventilation to draw spray, aerosol, fume, mist and vapor away from workers to prevent routine inhalation. Ventilation must be adequate to maintain air concentrations below occupational exposure standards. When necessary use mechanical handling to reduce human contact with materials.

INDIVIDUAL PROTECTION MEASURES, SUCH AS PERSONAL PROTECTIVE EQUIPMENT (PPE):

EYE/FACE PROTECTION:	Safety glasses or goggles required.
SKIN PROTECTION:	Wear chemical resistant (impervious) gloves; PVC, neoprene, nitrile rubber, EVAL, butyl rubber. Wear chemical resistant protective clothing. Use good laboratory/ workplace procedures including personal protective clothing: lab coat and protective gloves.
RESPIRATORY PROTECTION:	Wear an approved respirator (e.g., an organic vapor respirator, a full face air purifying respirator for organic vapors, or a self-contained breathing apparatus) whenever exposure to aerosol, mist, spray, fume or vapor exceed the applicable exposure limit(s) of any chemical substance listed in this SDS.
GENERAL PROTECTION:	Eyewash fountains and safety showers are recommended in the work area.

SECTION 9. PHYSICAL AND CHEMICAL PROPERTIES

APPEARANCE:	Liquid	UPPER/LOWER FLAMMABILITY OR EXPLOSIVE LIMITS:	Not available
COLOR:	Yellow	VAPOUR PRESSURE:	Not available
ODOR:	Mild	VAPOUR DENSITY:	Not available
ODOR THRESHOLD:	Not available	RELATIVE DENSITY:	1.16
PH:	Not available	SOLUBILITY(IES):	Practically insoluble in water
MELTING POINT/ FREEZING POINT	Not available	PARTITION COEFFICIENT (n-octanol/water):	Not available
INITIAL BOILING POINT AND BOILING RANGE:	Not available	AUTO-IGNITION TEMPERATURE:	Not available
FLASH POINT:	>250°C (Closed Cup)	DECOMPOSITION TEMPERATURE:	Not available
EVAPORATION RATE:	Not available	VISCOSITY:	9,500 cP at 25°C
FLAMMABILITY (SOLID, GAS):	Not available		

SECTION 10. STABILITY AND REACTIVITY

REACTIVITY: Exothermic reactions including polymerization may occur in contact with amines, strong acids, strong bases, alcohols, strong oxidizing agents and excessive heat.

CHEMICAL STABILITY: This product is stable.

POSSIBILITY OF HAZARDOUS REACTIONS: Exothermic reactions including polymerization may occur in contact with amines, strong acids, strong bases, alcohols, strong oxidizing agents and excessive heat.

CONDITIONS TO AVOID: Excessive heat and ignition sources.

INCOMPATIBLE MATERIALS: Avoid strong acids, bases, and oxidizing agents. Avoid contact with amines.



SAFETY DATA SHEET

TOTALBOAT TABLETOP EPOXY RESIN

HAZARDOUS DECOMPOSITION PRODUCTS: Thermal decomposition may produce smoke, carbon monoxide, carbon dioxide, aldehydes and other products of incomplete combustion. Phenolics.

SECTION 11. TOXICOLOGICAL INFORMATION

INFORMATION ON THE LIKELY ROUTES OF EXPOSURE: Eyes, skin, inhalation and ingestion.

SYMPTOMS RELATED TO THE PHYSICAL, CHEMICAL AND TOXICOLOGICAL CHARACTERISTICS:

EYES: Causes serious eye irritation.
SKIN: May cause allergic skin reaction. Causes skin irritation. Repeated or prolonged contact may cause skin irritation and dermatitis.
INHALATION: High airborne concentrations of vapors resulting from heating, misting or spraying may cause irritation of the respiratory track and mucous membranes.
INGESTION: Ingestion may cause irritation.

DELAYED AND IMMEDIATE EFFECTS AND ALSO CHRONIC EFFECTS FROM SHORT AND LONG TERM EXPOSURE: Further information is not available.

ACUTE TOXICITY:

CHEMICAL NAME	LC ₅₀ INHALATION	LD ₅₀ ORAL (RAT)	LD ₅₀ DERMAL (RABBIT)
Bisphenol A Epoxy Resin	Not available	>2,000 mg/kg	>2,000 mg/kg

CORROSION / IRRITATION / SENSITIZATION INFORMATION:

SKIN CORROSION/IRRITATION:	Skin irritation – Category 2
SERIOUS EYE DAMAGE/IRRITATION:	Eye irritation – Category 2
RESPIRATORY OR SKIN SENSITIZATION:	Skin sensitization – Category 1

CARCINOGENICITY / MUTAGENICITY / REPRODUCTIVE TOXICOLOGY INFORMATION:

GERM CELL MUTAGENICITY:	Information is not available.
CARCINOGENICITY:	Information is not available.
REPRODUCTIVE TOXICITY:	Information is not available.

SPECIFIC TARGET ORGAN TOXICITY (STOT):

STOT-SINGLE EXPOSURE:	Information is not available.
STOT-REPEATED EXPOSURE:	Information is not available.

ASPIRATION HAZARD: Information is not available.

OTHER INFORMATION: Additional information is not available.

SECTION 12. ECOLOGICAL INFORMATION

TOXICITY:

Chemical Name	LC ₅₀ 96 Hours (Fish)	EC ₅₀ 24 Hours (Daphnia)	IC ₅₀ 96 Hours (Bacteria)
Bisphenol A Epoxy Resin	2.4 mg/L	3.6 mg/L	>100 mg/L

N/E = Not established (no exposure limits established for listed substances for listed country/region/organization).

PERSISTENCE AND DEGRADABILITY:

Chemical Name	OECD Derived from OECD 301F (Biodegradation Test) - 28 Days
Bisphenol A Epoxy Resin	5% (not readily biodegradable)



SAFETY DATA SHEET

TOTALBOAT TABLETOP EPOXY RESIN

BIOACCUMULATIVE POTENTIAL:

Chemical Name	Log P _{ow}	BCF	Potential
Bisphenol A Epoxy Resin	3.242	31	Low

MOBILITY IN SOIL:

Chemical Name	Soil/Water Partition Coefficient (K _{oc})
Bisphenol A Epoxy Resin	445

OTHER ADVERSE EFFECTS: Additional information is not available

SECTION 13. DISPOSAL CONSIDERATIONS

DISPOSAL METHODS: Dispose of unused contents (incineration) in accordance with national and local regulations. Dispose of container in accordance with national and local regulations. Ensure the use of properly authorized waste management companies, where appropriate. See section 8 for recommendations on the use of personal protective equipment.

SECTION 14. TRANSPORTATION INFORMATION

UN NUMBER: UN3082

UN PROPER SHIPPING NAME: Environmentally Hazardous Substance, Liquid, N.O.S. (Epoxy Resin)

TRANSPORT HAZARD CLASS:

U.S. DOT HAZARD CLASS:	Not Regulated
CANADA TDG HAZARD CLASS:	Not Regulated
EUROPE ADR/RID HAZARD CLASS:	9
IMDG CODE (OCEAN) HAZARD CLASS:	9
ICAO/IATA (AIR) HAZARD CLASS:	9

PACKING GROUP: III

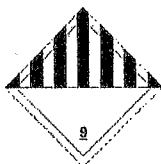
ENVIRONMENTAL HAZARDS:

MARINE POLLUTANT:	Yes
HAZARDOUS SUBSTANCE (USA):	No

SPECIAL PRECAUTIONS FOR USER: Information is not available.

TRANSPORTING IN BULK ACCORDING TO ANNEX II OF MARPOL 73/78 AND THE IBC CODE:
Information is not available.

LABEL FOR CONVEYANCE:



OTHER INFORMATION: For surface shipments within the United States: Not regulated.

SECTION 15. REGULATORY INFORMATION

SAFETY, HEALTH AND ENVIRONMENTAL REGULATIONS SPECIFIC FOR THE PRODUCT IN QUESTION:



SAFETY DATA SHEET

TOTALBOAT TABLETOP EPOXY RESIN

EU Regulation (EC) No. 1907/2006 (REACH) Annex XIV – List of substances subject to authorization, Substances of very high concern

None of the components are listed.

Annex XVII – Restrictions on the manufacture, placing on the market and use of certain dangerous substances, mixtures and articles

None of the components are listed.

OTHER REGULATIONS: Additional information is not available.

CHEMICAL INVENTORIES:

Canadian Domestic Substances List (DSL):	Y
Canadian Non-Domestic Substances List (NDSL):	N
European Inventory of Existing Chemical Substances (EINECS):	Y
European List of Notified Chemical Substances (ENCS):	N
U.S. Toxic Substances Control Act (TSCA):	Y

A "Y" listing indicates all intentionally added components are either listed or are otherwise compliant with the regulation. A "N" listing indicates that for one or more components: 1) there is no listing on the public inventory; 2) no information is available; or 3) the component has not been reviewed.

SECTION 16. OTHER INFORMATION

REVISION DATE: August 10, 2016

LEGEND:

ACGIH: American Conference of Governmental Industrial Hygienists
ADR/RID: European dangerous goods transport road and rail regulations
CAS No: Chemical Abstract Service Registry Number
DOT: Department of Transportation (U.S.)
GHS: Globally Harmonized System of Classification and Labeling of Chemicals
IATA: International Air Transport Association
ICAO: International Civil Aviation Organization
IMDG: International Maritime Dangerous Goods code
OEL: Occupational Exposure Limits
OSHA: Occupational Safety and Health Administration (U.S.)
PEL: Permissible Exposure Limit
RQ: Reportable Quantity
SDS: Safety Data Sheet
STEL: Short Term Exposure Limit (15 minute Time Weighted Average)
TDG: Canadian Transportation of Dangerous Goods Act and Regulations
UN: United Nations
U.S.: United States

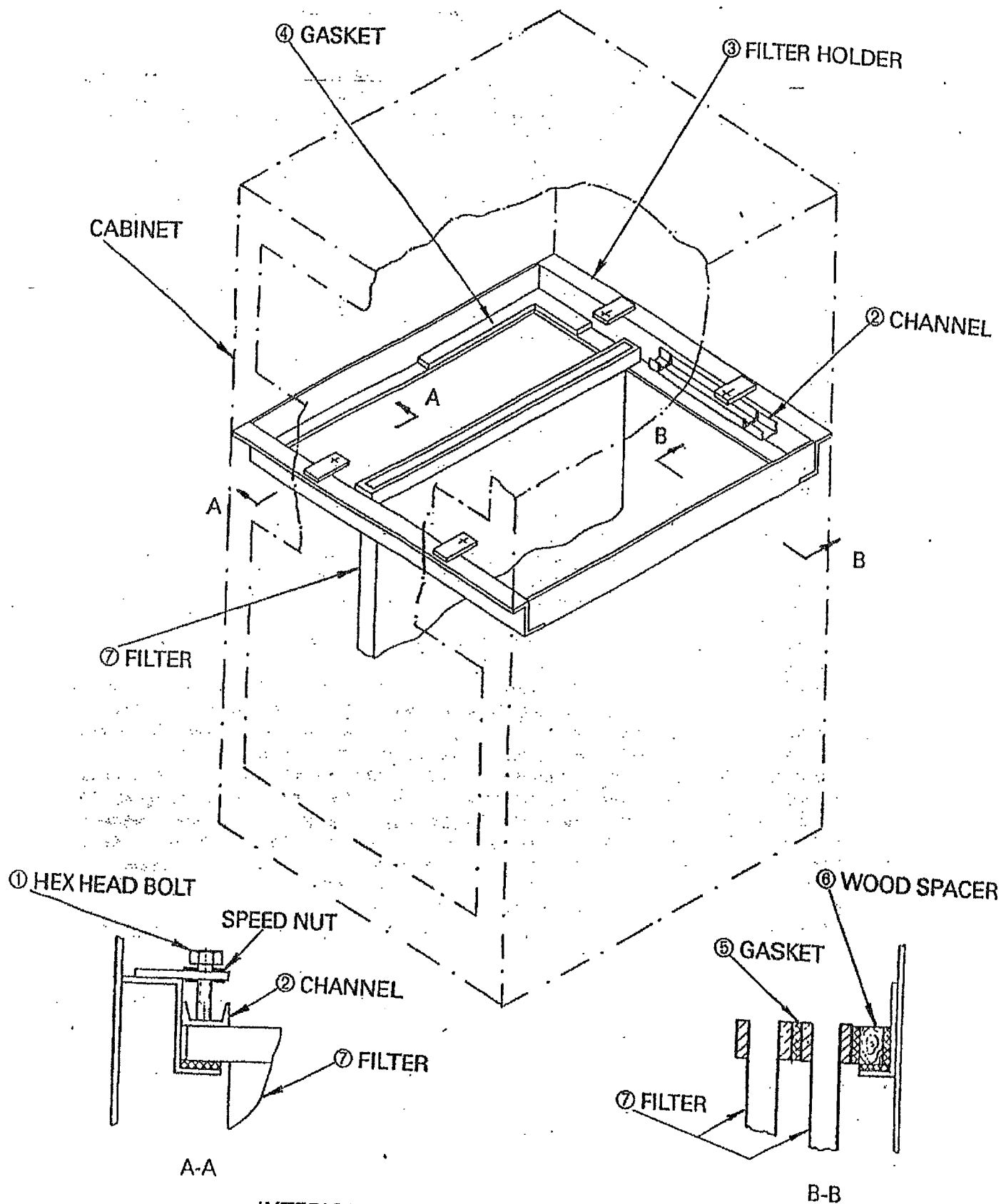
USERS RESPONSIBILITY/DISCLAIMER OF LIABILITY:

As the conditions or methods of use are beyond our control, we do not assume any responsibility and expressly disclaim any liability for any use of this product. Information contained herein is believed to be true and accurate but all statements or suggestions are made without warranty, expressed or implied, regarding accuracy of the information, the hazards connected with the use of the material or the results to be obtained from the use thereof. Compliance with all applicable federal, state, and local laws and local regulations remains the responsibility of the user.

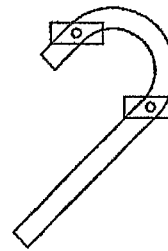
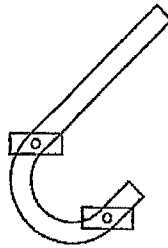
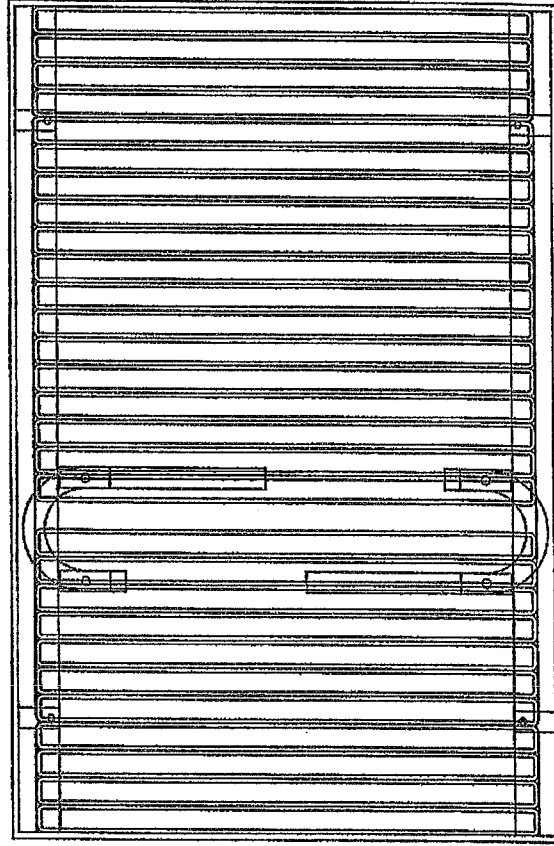
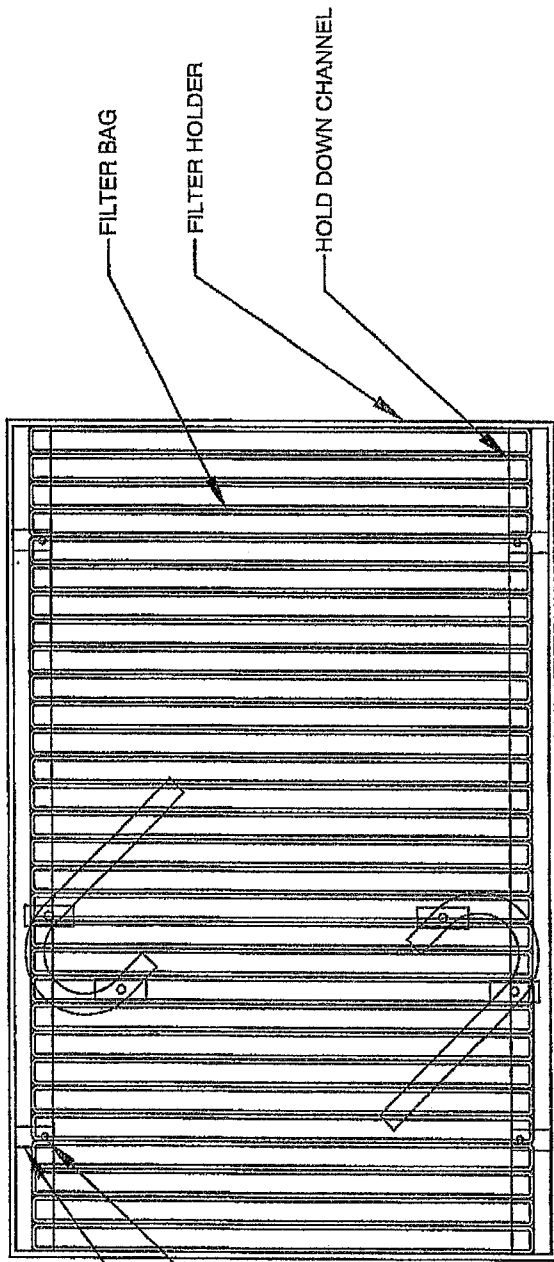
**FILTER BAG REPLACEMENT INSTRUCTIONS
FOR STERNVENT MODEL SERIES DC, DG, DE, DS & DT**

There are 15 to 120 filters in the dust collectors depending on the model. Each filter is envelope shaped and has a metal frame at the top that allows it to hang from the filter frame holder(s) which is part of the dust collector cabinet. The top of each filter must be 100% airtight to the adjoining filter, wood spacer or filter frame holder. Any leak will allow dust to bypass the filters. REFER TO ILLUSTRATION ON BACK OF THIS PAGE. If filters have ground wires, also see separate sheet "Supplement to Filter Bag Installation Instructions for Grounded Filters."

1. Shut off and lock out power.
2. Remove upper access door(s). For D60 and 100 units (3/4 and 1 HP), remove blower assembly and optional silencer for access.
3. Unscrew the thumbscrews or hex head bolts (1). (For models manufactured prior to 1978, loosen the side screws, located on the outside of the unit.)
4. Remove hold down channels (2).
5. Remove the center filter bag first by grabbing the filter frame which is at the top of each filter. Lift filter bag until the bottom of it clears the filter frame holder (3). Remove filter from cabinet. Repeat for other filters.
6. Clean surface of filter frame holder of dust, chips, etc. Inspect gasket (4). Replace, if necessary.
7. Before installing replacement filters, cut strips of gasket the length of each filter bag frame from the roll of gasket. Peel off paper backing and press the self-adhesive gasket (5) onto one side of each filter frame and two wood spacers.
8. Insert wood spacers (6) at both left and right side of filter frame with gasket facing the wall of the unit.
9. Working from left and right sides and working towards the center, insert as many filter bags (7) as can be done without using any mechanical aid for leverage. You should be able to get all but two or three in place. Filter bags and spacers must have one gasket between each item.
10. Reinstall rear hold down channel (2) and finger tighten hold down screws.
11. Using either screwdrivers or optional Filter Insertion tools, compress the installed filters and insert the remaining filters. Use wooden spacers, with gasket on one side, if necessary, to fill any gaps. (Model Series D150 requires approximately eight wood spacers alternating between the filters.) Sometimes it is not possible to insert all of the filters, depending on the thickness of the filter media.
12. Reinstall the front hold down channel (2) and tighten all hold down screws.
13. Filter bags and wood spacers must form an airtight unit. Carefully inspect each seal by placing a light, from below, in between every two bags. If any leaks are detected, use a little caulking to fill the voids. Leaks of any size, including pin holes, are not acceptable.
14. Allow the caulking to dry for at least four hours before using the collector.
15. Replace access door(s). For D60 and 100 units, reinstall blower assembly and optional silencer. Unit is ready for operation.



INTERIOR DETAILS OF TYPICAL STERNVENT
D - SERIES DUST COLLECTOR
FOR FILTER BANK ASSEMBLY



STERNVENT CO. INC. BOGOTA, N.J. 07603		DWG No: DDFILTER1	
		DWN. I.K.	SHEET OF
		DATE: 12.99.	REV.

FILTER INSTALLATION IN D SERIES CABINETS

SPRAY BOOTH.



Bleeker Bros.

P.O. BOX 308

10868 DRURY LANE LYNWOOD, CALIFORNIA 90262
(310) 639-4367 • (714) 994-1712 • FAX (310) 639-4106

JOB#
FF-BOOTH.

PAGE# 1 OF 2.

ASSEMBLY INSTRUCTIONS FOR FLOOR FILTER SPRAY BOOTH. =====

THE ASSEMBLY INCLUDES THE FOLLOWING EQUIPMENT:
ONE FLOOR FILTER PAINT ROOM OPEN FRONT AND
ONE EXHAUST STACK.

REFER TO: DRAWING NO# CS-FO18 & MATERIAL LISTS.

THE ASSEMBLY DRAWINGS WITH MATERIAL LISTS AND PARTS NUMBERS,
SHOULD EACH BE REFERRED TO FREQUENTLY DURING THE ASSEMBLY WORK.

THE ASSEMBLY DRAWINGS REFER SPECIFICALLY TO THE PARTICULAR
ENCLOSURE WHICH HAS BEEN DELIVERED TO YOU. EACH INDIVIDUAL
PIECE AND PART OF THE ENCLOSURE IS IDENTIFIED ON THE DRAWING
BY PART NUMBER AND THAT IDENTICAL PART NUMBER APPEARS ON THE
ACTUAL PART ITSELF AS DELIVERED TO YOU.

1. GENERALLY, IT IS BEST TO BEGIN WITH AN INVENTORY OF ALL PARTS
IN ORDER TO DETERMINE ANY SHORTAGES OR DAMAGE.

2. NOW IS A GOOD TIME TO ORGANIZE THE SHIPMENT AND SORT-OUT THE
PARTS, IN THE ORDER THEY ARE NEEDED AT THE JOBSITE FOR ASSEMBLY.

3. DETERMINE THE EXACT LOCATION WHERE THE BOOTH IS TO BE LOCATED.
IF THE THE BUILDING ROOF OPENINGS HAVE ALREADY BEEN PROVIDED, IT
MAY BE BEST TO SHIFT THE BOOTH CLOSER TO THE OPENINGS, IN ORDER
TO AVOID EXHAUST STACK OFFSETS OR LONG DUCT RUNS TO THE OUTSIDE.
MARK THE OUTLINES OF THE BOOTH ON THE FLOOR, IN ORDER TO HAVE A
REFERENCE LINE WHERE THE BOOTH STARTS AND WHERE IT WILL END.

4. IT IS BEST TO BEGIN THE ASSEMBLY OF THE BOOTH AT ONE END
AND WORK YOUR WAY FORWARD TO THE OTHER END.
FOLLOW THE ATTACHED BOOTH ASSEMBLY INSTRUCTIONS.

5. ASSEMBLE THE EXHAUST FAN & DUCTWORK AS REQUIRED PER
INSTRUCTIONS.

6. FOR ALL SHEET METAL CONNECTIONS USE THE 5/16 X 3/4 TRUSS HEAD
BOLTS SUPPLIED. TIGHTEN ALL BOLT AND NUTS AFTER THE BOOTH IS
LINE-UP AND ALL WALLS ARE PLUMB AND SQUARE. SECURE
THE FLOOR ANGLES TO THE CONCRETE WITH RAMSET SHOTS ON 24"
CENTERS.

7. INSTALL GLASS AND LIGHTS, FILTERS AND HOLDING GRIDS,
MANOMETERS AND ATTACHMENTS.
INSTALL AND WIRE THE LIGHT FIXTURES (TUBES BY OTHERS).

8. ALWAYS FOLLOW ASSEMBLY DRAWINGS, WIRING DIAGRAMS, SAFETY-
REGULATIONS, LOCAL AND NATIONAL CODES WHEN ASSEMBLING
ANY SPRAY BOOTH OR STRUCTURE.



Bleeker Bros.

P.O. BOX 308
10868 DRURY LANE LYNWOOD, CALIFORNIA 90262
(310) 639-4367 • (714) 994-1712 • FAX (310) 639-4106

10-6-94


FERGUSON WOODWORKING
4321 GUIDE-MARIDIAN
BELLINGHAM, WA. 98226

ATTN: PAUL OR JOHN.

Enclosed are the spray booth assembly instructions
you requested from Cort Montage at Rudd Paint Co.

Should you need any additional information or have any
questions, please feel free to contact us anytime.

Sincerely yours,



Frank Mattler
Bleeker-Bros.



Bleeker Bros.

P.O. BOX 308

10868 DRURY LANE LYNWOOD, CALIFORNIA 90262
(213) 639-4367 • (714) 994-1712 • FAX (213) 639-4106

BUYER -

USER -

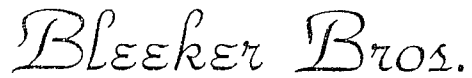
JOB NO. -

BOOTH MODEL -F-10-7-10

MATERIAL LIST

DRAWING NO. -CS-F018

PART NUMBER	ITEM	QTY	DESCRIPTION
P2-30-84	1	12	PANEL 30" X 84"
P2-42-84	2	2	PANEL 42" X 84"
CC-84	3	2	CORNER CHANNEL 84"
P4-30-42	4	2	BOX PANEL 30" X 42"
FP4-42-36--30	5	1	BOX FAN PPANEL 42" X 36" W/30" HOLE
P2-12-120	6	2	PANEL 12" X 120"
WF-36-120	7	2	FLUOR WINDOWW PANEL 36" X 120"
P2-24-120	8	1	PANEL 24" X 120"
FB-40-84	9	2	FILTER BANK 40" X 84"
FB-20-84	10	1	FILTER BANK 20" X 84"
FBF-12-84-L	11	1	FILTER BANK FILL-IN 12" X 84" (LEFT)
FBF-12-84-R	12	2	FILTER BANK FILL-IN 12" X 120" (RIGHT)
TA-120	13	2	TIE IN ANGLE 120"
FC-120	14	1	FIRE CURTAIN 120"
FA-120	15	3	FLOOR ANGLE 120"
FA-42	16	2	FLOOR ANGLE 42"
P4-12-42	17	2	BOX PANEL 12" X 42"
RG-4-2	18	1	ROLLGASKET MATERIAL 50'
OWG-15-53	19	2	1/4" OBSCURE WIRE GLASS 16" X 54"
GHD-18	20	4	GLASS HOLD DOWNS 48"
FFO-4	21	2	4 TUBE OPEN FLUOR FIXTURE
FBS-120	22	4	FLAT BAR STIFFENERS 120"
PHB-16-4	23	750	15/16" X 3/4" NUTS
PHB-16-4	24	750	15/16" X 3/4" BOLTS
PEO150-3	25	1	1 1/2 HP T.E.F.C. MOTOR (V.) 3 PHASE
PEF-30	26	1	TUBEAXIAL FAN 30"
X553	27	1	PULLEY/COMPONENT PART FOR MOTER
X574	28	1	BUSHING/COMPONENT PART FOR MOTOR
X622	29	2	BELT/COMPONENT PART FOR MOTOR
G-20-20	30	20	GRIPPER GRIDS 20" X 20"



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(213) 639-4367 • (714) 994-1712 • FAX (213) 639-4106

BOOTH MODEL -F-10-7-10


USER -

JOB NO. -

DRAWING NO. -CS-F018

MATERIAL LIST

[illegible]

 Bleeker Bros.

For ALLEN
From Ferguson w.w.

P.O. BOX 308
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(310) 639-4367 • (714) 994-1712 • FAX (310) 639-4106

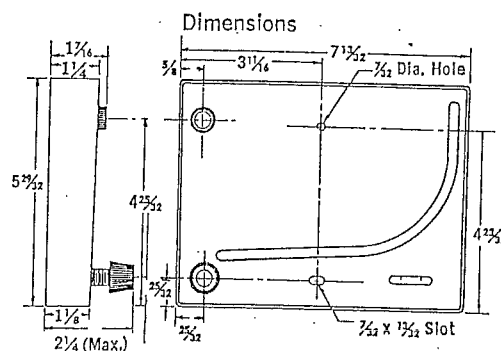
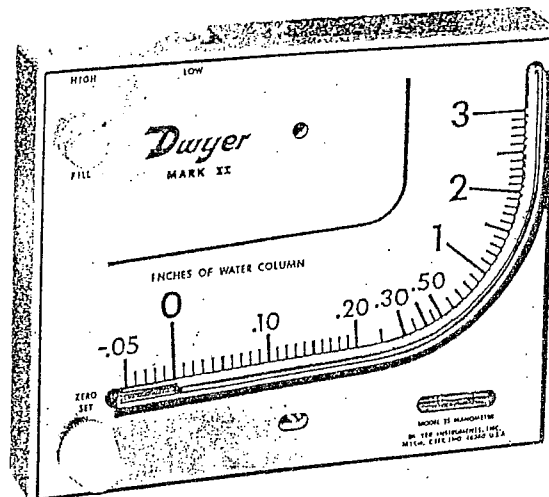
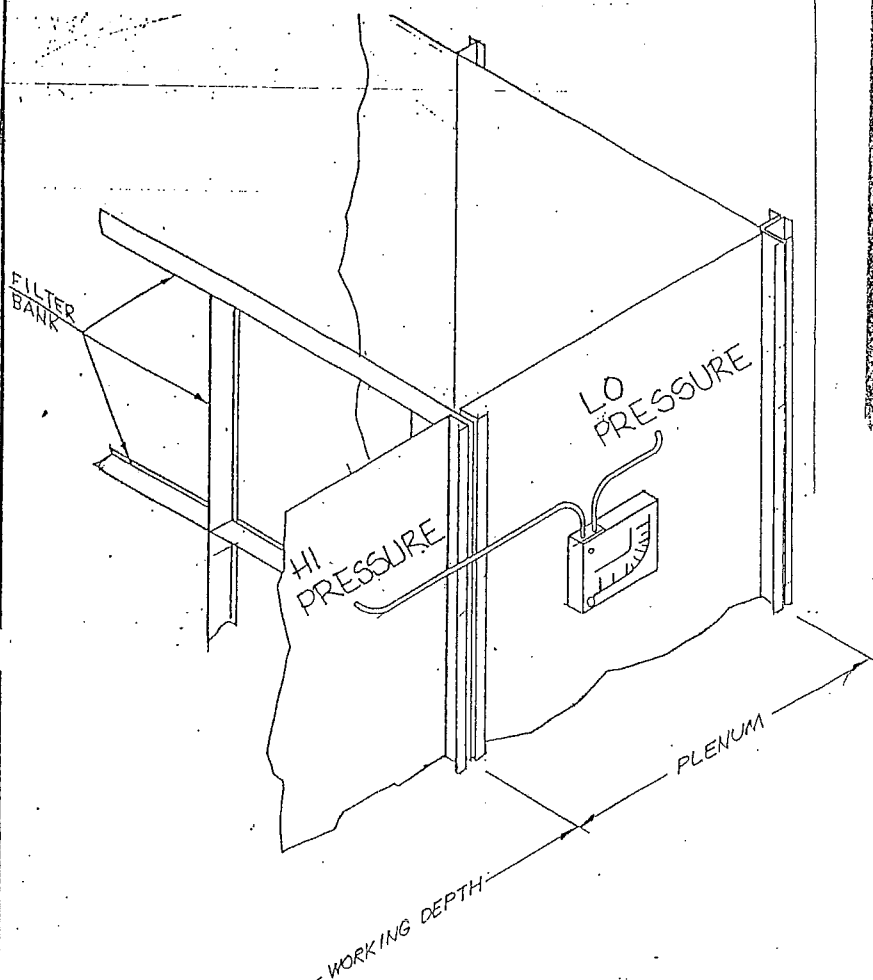
DWYER MODEL # 25 MANOMETER OR MARK II MANOMETER

WHEN TO REPLACE THE FILTERS?

THE MANOMETER INDICATES THE NEED FOR REPLACING THE EXHAUST FILTER PADS. AFTER INSTALLING, WITH THE EXHAUST FAN OFF, ADJUST THE SCREW AT THE BOTTOM OF THE HOUSING TO OBTAIN A WATER COLUMN GAUGE READING OF ZERO (0). WITH NEW EXHAUST FILTER PADS, AND WITH THE EXHAUST FAN ON, THE READING WILL INCREASE. THIS READING CAN BE CONSIDERED AS A BASE FOR MAXIMUM EFFICIENCY. AFTER THE BOOTH HAS BEEN IN SERVICE AND THE WATER COLUMN READING INCREASES BY .25 ON THE GAUGE, CONSIDERATION SHOULD BE GIVEN TO REPLACE THE EXHAUST FILTER PADS. FOR EXAMPLE, IF THE BASE READING IS .100 AND A READING OF .35 IS REACHED, THE PADS SHOULD BE REPLACED BECAUSE AN INCREASE OF .25 HAD BEEN REACHED. PER CODE A PRESSURE DIFFERENTIAL SHALL NOT EXCEED .25 INCHES OF WATER.

IT USUALLY IS NOT NECESSARY TO REPLACE BOTH THE INTAKE AND EXHAUST PADS.

VISUAL INSPECTION SHOULD BE MADE TO DETERMINE THE NEED FOR REPLACING THE INTAKE FILTER PADS.



INSTALLATION INSTRUCTIONS

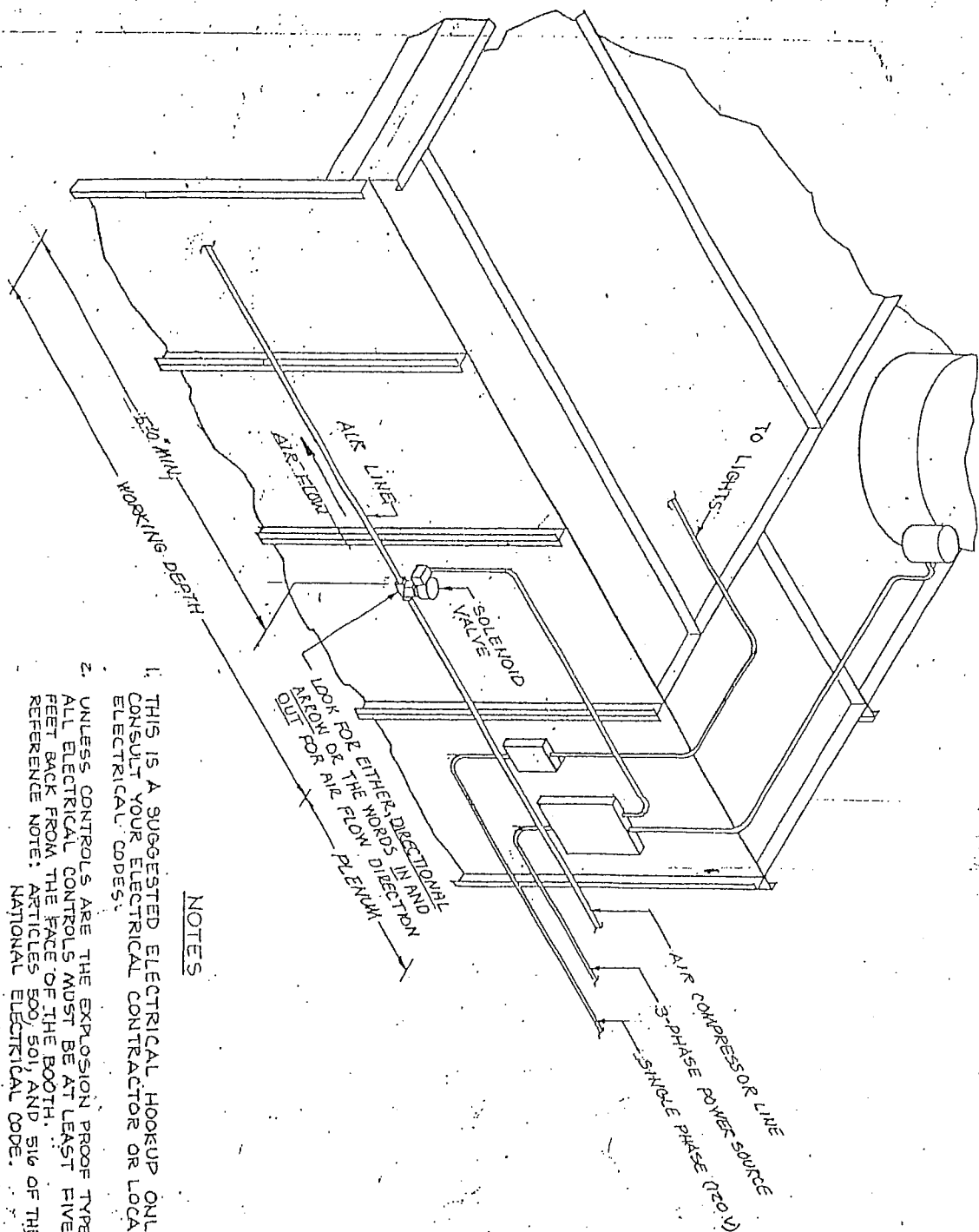
1. REFER TO INSTALLATION INSTRUCTIONS FOR PROPER MOUNTING OF DWYER MANOMETER TO BOOTHS PANELS.
2. THE DIAL AT BOTTOM OF GAGE SHOULD BE SET TO A MIDDLE ADJUSTMENT. FILL DYE RESERVOIR UNTIL IT SHOWS IN PLASTIC TUBING, AT APPROXIMATELY THE LARGE ZERO MARK.
3. WITH BLOWER OFF ADJUST RED DYE FLUID TO EXACTLY THE ZERO MARKER. CAUTION SHOULD BE TAKEN NOT TO FORCE THE ADJUSTMENT KNOB. ADD TO OR TAKE OUT SOME OF THE DYE MARKER IF IT CANNOT BE ADJUSTED PROPERLY WITH KNOB.
4. THE TUBE ORIFICE MARKED LOW MUST BE PLACED IN PLENUM SECTION. (BEHIND FILTERS). THE ORIFICE MARKED HIGH IS PLACED IN WORKING DEPTH OF BOOTH, (THIS TUBE CAN BE LEFT OFF)
5. AS FILTERS ABSORBS PAINT-OVERSPRAY THE RED DYE WILL MOVE UP THE SCALE. THE CHANGING OF FILTERS IS RECOMMENDED BETWEEN .5 AND 1. THIS WILL VARY FOR EACH FILTER BOOTH.

BLEEKER BROS.

10868 DRURY LANE, LYNNWOOD, CALIF. 90262

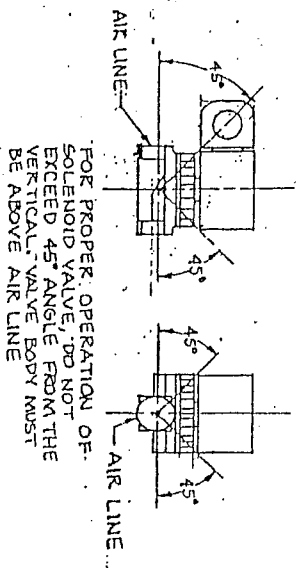
INSTALLATION INSTRUCTIONS
FOR MANOMETER

MODEL:	DRAWN BY AD	DWG. NO.
DATE: 1-15-68	JOB #	C-BP-17
SCALE		



NOTES

1. THIS IS A SUGGESTED ELECTRICAL HOOKUP ONLY. CONSULT YOUR ELECTRICAL CONTRACTOR OR LOCAL ELECTRICAL CODES.
2. UNLESS CONTROLS ARE THE EXPLOSION PROOF TYPE, ALL ELECTRICAL CONTROLS MUST BE AT LEAST FIVE FEET BACK FROM THE FACE OF THE BOOTH. REFERENCE NOTE: ARTICLES E00, 501, AND 516 OF THE NATIONAL ELECTRICAL CODE.
3. UNLESS OTHERWISE SPECIFIED, ALL ELECTRICAL CONTROL PANELS, CONDUIT, AND HOOK-UP ARE BY OTHERS. SOLENOID VALVE BY BLEEKER BROS.
4. THE SOLENOID VALVE IS REQUIRED BY CODE IN MOST COMMUNITIES. THE PURPOSE IS TO PREVENT THE USE OF ANY PAINTING EQUIPMENT WITHOUT THE EXHAUST BLOWER BEING IN OPERATION. THE SOLENOID VALVE SHOULD BE ENERGIZED BY THE BLOWER MOTOR SWITCH. THE PROPER VOLTAGE FOR THIS VALVE MUST BE REQUESTED (110, 220 AND 440).



BLEEKER BROS.

10888 DRYDEN LANE LYNNWOOD, CALIF. 90262

SUGGESTED ELECTRICAL HOOK-UP FOR SOLENOID VALVE

MODEL

DATE 4-4-81 DRAWN BY C. B. J. DWG. NO. C. B. J. 10 SCALE JOB #

BLEEKER BROS. PRESENTS
THEIR NEW... "HOLDING ROD".

After Paintarrestors are installed

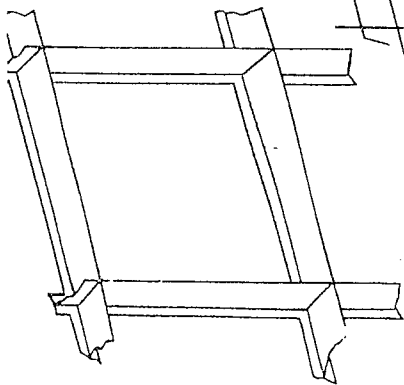
#1-INSERT ROD
into Filterframe
as shown.

#2-BEND DOWN AND TURN ROD.

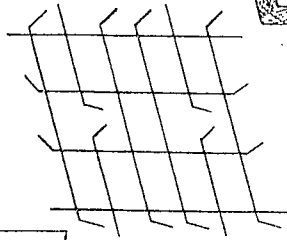
#3-PUSH ROD DOWN ON BOTH ENDS.

- IT'S A BETTER HOLDING ROD BECAUSE:
- A. PAINTARRESTORS WILL NOT SAG.
 - B. GOOD PERFORMANCE UNDER HIGH AIRFLOW.
 - C. HOLDING RODS ARE LOCKED IN PLACE.

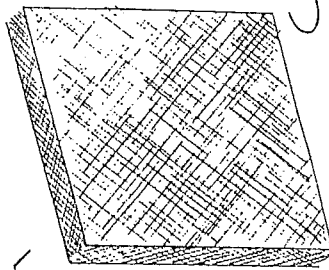
FILTER CELL MODULE
20"x20" or 20"x25"



GRIPPER GRIDS
For either of the above cells



STANDARD PAINT ARRESTORS

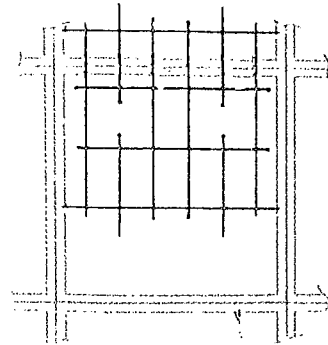


GRIP ROD



GRIPPER

THESE GRIDS ARE NOT HELD BY FRICTION (NO RUBBER TIPS). GRIDS REMAIN IN PLACE WHEN CHANGING FILTERS.



Step 1

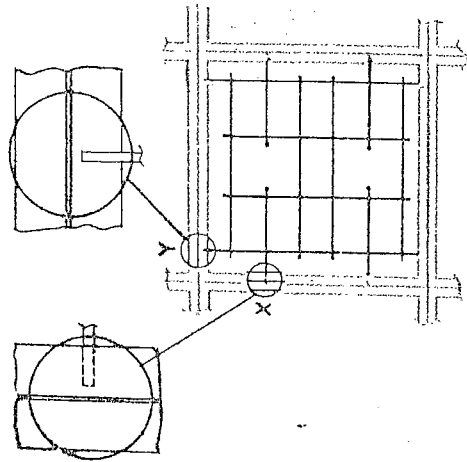
Top and bottom (four points) of grid to rest in front of filter cell flange.

Step 2

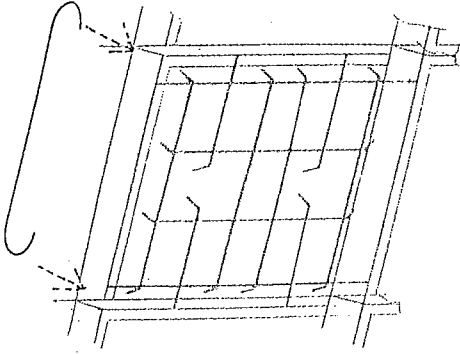
Left and right of grid (four points) to slip BEHIND filter cell flange.

Step 3

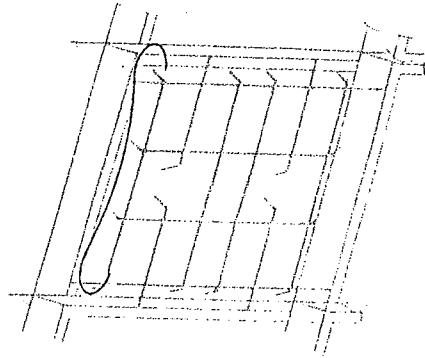
Once in place grid is ready for the filters. Press filters firmly and snugly along top edge of filter cell and onto protruding prongs.



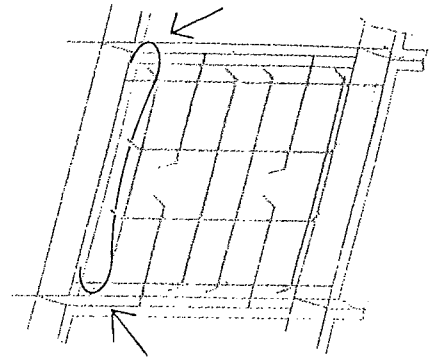
GRIPROD



Point end of rods toward top right and left corner of cell.

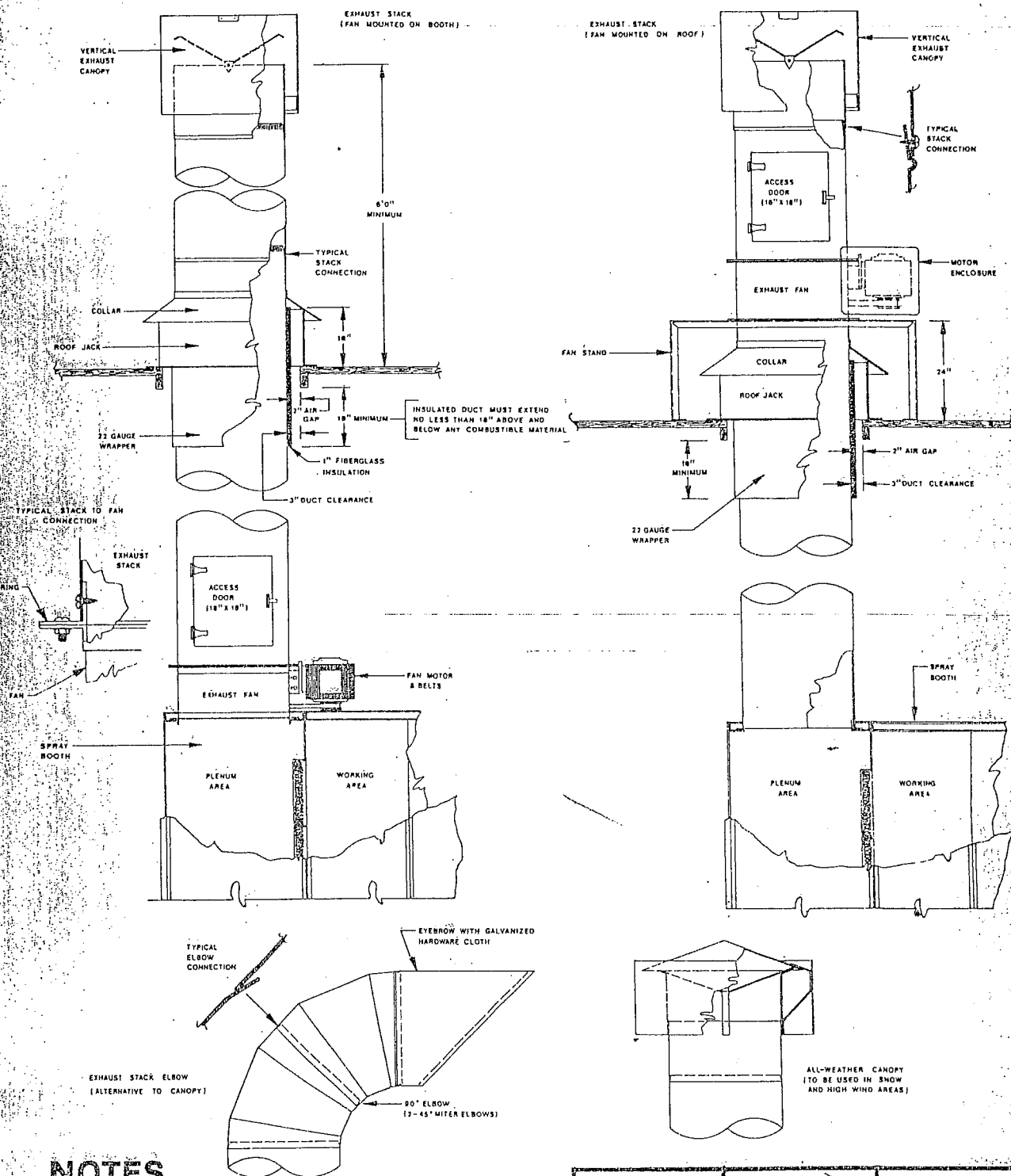


Press into corners, springing rod at center until the rod snaps in place above the two prongs of grid.



Press ends of rods to snap into place creating a NO SAG FILTER ARRANGEMENT.

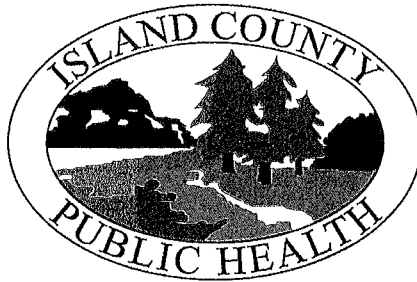
EXHAUST STACK FOR PAINT SPRAY BOOTHS



NOTES

- Refer to Article 45 Section 45.206 of the Uniform Fire Code.
- All electrical and plumbing to conform to local codes.
- Insulated duct must run 18" above and below any combustible material.
- Attach duct work together with self-tapping screw. Use #10 x 3/4" long sheet metal screw. Space screws approximately 12" around the circumference of the stack.

Stack Diameter	Gauge of Steel	Roof Opening (Minimum)
12"	22	18"
18"	22	24"
24"	20	30"
30"	20	36"
34"	18	40"
42"	18	48"
48"	18	54"



Solid Waste Management Plan

A **Solid Waste Management Plan** (SWMP) is an operational and financial plan for solid waste storage, collection, transportation, volume reduction, recycling, reclamation, and disposal practices.

PART I. Contact Information

Name: SWELL WOODWORKS LLC	Date Received by Island County Public Health: (Office Use Only)
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator	
Business Name, Project Name, Government Entity, etc.: SWELL WOODWORKS LLC	
Contact Name: BRENDAN M. OSMOND	Contact Mailing address:
Position in Organization: OWNER	Street: 5786 BOB GALBREATH RD
Phone: 770-688-9384	City: CLINTON
Fax: _____	State: WA Zip: 98236
E-mail Address: brendan@swellwoodworks.com	

PART II. Commercial Activity or Project Information

Physical Address of Commercial Activity or Project: Street: 5786 BOB GALBREATH Rd City: CLINTON State: WA Zip: 98236	Phone: 770-688-9384 Fax: _____ E-mail Address: brendan@swellwoodworks.com
Parcel Number(s): R32923-398-4870	Mailing Address: Street: 5786 BOB GALBREATH Rd City: CLINTON State: WA Zip: 98236

Please check appropriate box and complete dates:

☐ Currently operating
Started operations on _____

☒ Plan to start operations on ONCE PERMIT

☐ Operations currently suspended,
Plan to restart on _____

APPROVED AND BOOTH COMPLETED
AND FINAL INSPECTION

For Marijuana Producer/Processor Use Only

How much waste will you have? How, where and for how long will marijuana waste be stored? If waste material is held before it is disposed of, where, how and for how long will it be stored?

What will you be mixing the marijuana waste with to render it unusable?

Do you plan to ship marijuana waste off site? If so, who will be hauling it and where will it go?

Do you plan to compost marijuana waste on-site? If land-applying, where will that occur?

Commercial Activity or Project Information Continued

Description of commercial activity or project

2,400 FURNITURE AND CABINET FACILITY WITH AN ON SITE SPRAY BOOTH UTILIZING HOME INDUSTRY PERMIT.

Explain how waste is created or generated (see attached Resources page)

IN THE PROCESS OF SPRAYING FINISHES USING HVLP SYSTEMS WASTE IS GENERATED IN THE CLEANING OF SPRAY GUNS, HOSES AND POTS.

Description of Best Management Practices (BMPs) for waste control, pollution prevention, and hazardous material storage (see attached Resources page)

EVERY MEANS POSSIBLE TO REUSE CLEANING AGENTS, ONCE NONE USEABLE STORED IN SEALED CONTAINER, DOCUMENTED AND DESPOSED OF AT CERTIFIED DISPOSAL LOCATION. ALL FLAMMABLE MATERIAL TO BE STORED IN CERTIFIED FLAMMABLES CABINET AS SHOWN IN SHOP PLAN DRAWING.

Contact information for disposal or recycling locations or companies *(attach additional sheets if more facilities are used)*

Disposal Company

Company _____

Address _____

Phone _____

☒ Self-Haul ☐ Commercial Pick-up

Other info _____

Recycling Company

Company _____

Address _____

Phone _____

☐ Self-Haul ☐ Commercial Pick-up

Other info _____

Disposal Company

Company _____

Address _____

Phone _____

☐ Self-Haul ☐ Commercial Pick-up

Other info _____

Recycling Company

Company _____

Address _____

Phone _____

☐ Self-Haul ☐ Commercial Pick-up

Other info _____

Waste Management

List disposal, recycling, or reuse methods for each waste type generated or created

[illegible]

Site plan (include locations of waste handling and storage, buildings, pond areas, ditches, hazardous material storage areas, onsite sewage systems, wells on property and off property within 100' of property boundary)

1 inch = _____ feet

↑N

PART III. Signature and Verification of Applicant

I certify under penalty of law that I have personally examined and am familiar with the information in this application and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Prepared by:

Brendan M. Osmond
BRENDA M. OSMOND

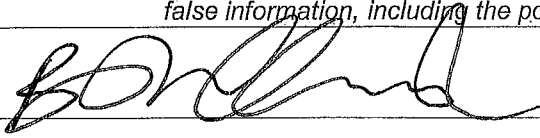
Date:

6/5/2022

PART IV. Tenant Signature and Solid Waste Management Plan Acknowledgement

I certify under penalty of law that I have personally examined and am familiar with the information in this application and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Signature:



Date:

6/5/2022

Signature:

Date:

Signature:

Date:

Signature:

Date:

Signature:

Date:

Signature:

Date:

Signature:

Date:

Signature:

Date:

Signature:

Date:

Signature:

Date:

Signature:

Date:

2 Gallons

Safety Data Sheet
acc. to OSHA HCS



Printing date 04/18/2018

Reviewed on 04/18/2018

1 Identification

Product identifier

Trade name:

3054 Polyx-Oil High Solid

Application of the substance / the mixture

Coating compound/ Surface coating/ paint
Paint

Details of the supplier of the safety data sheet

Manufacturer/Supplier:

Osmo Holz und Color GmbH & Co. KG
Affhüppen Esch 12
D-48231 Warendorf
Germany

Information department:

Product safety department
Phone: +49 (0) 251 / 692 - 188
Fax: +49 (0) 251 / 692 - 462
e-mail: helmut.starp@osmo.de

Emergency telephone number:

24h-Emergency Phone Number:
For Chemical Emergency, Spill; Leak; Fire Exposure or Accident Call Day or Night within USA and Canada 1-800-424-9300
Outside USA and Canada 001-703-527-3887 (WISAG FMO cargo Services GmbH & Co.KG)

2 Hazard(s) identification

Classification of the substance or mixture

Flam. Liq. 4 H227 Combustible liquid.

Label elements

GHS label elements

The product is classified and labeled according to the Globally Harmonized System (GHS).

Hazard pictograms

Void

Signal word

Warning

Hazard statements

H227 Combustible liquid.

Precautionary statements

P102 Keep out of reach of children.

P101 If medical advice is needed, have product container or label at hand.

P210 Keep away from flames and hot surfaces. – No smoking.

P262 Do not get in eyes, on skin, or on clothing.

P271 Use only outdoors or in a well-ventilated area.

P370+P378 In case of fire: Use for extinction: CO₂, powder or water spray.

P403+P235 Store in a well-ventilated place. Keep cool.

P501 Dispose of contents/container in accordance with local/regional/national/international regulations.

Additional information:

Observe the general safety regulations when handling chemicals.
Always wear a dust mask when sanding.

(Contd. on page 2)

Safety Data Sheet

acc. to OSHA HCS



Printing date 04/18/2018

Reviewed on 04/18/2018

Trade name: 3054 Polyx-Oil High Solid

(Contd. of page 1)

Information pertaining to particular dangers for man and environment:
Warning:

Wash out any used cloth impregnated with this product immediately after use or store in an airtight container (danger of self-ignition)

Classification system:
NFPA ratings (scale 0 - 4)

Health = 0

Fire = 2

Reactivity = 0

HMIS-ratings (scale 0 - 4)

Health = 0

Fire = 2

Reactivity = 0

Other hazards

Materials such as rags used with this product may begin to burn by themselves. After use, put rags in water or lay flat to dry, then discard.

Results of PBT and vPvB assessment
PBT:

Not applicable.

vPvB:

Not applicable.

3 Composition/information on ingredients

Chemical characterization: Mixtures
Description: Mixture of the substances listed below with nonhazardous additions.

Dangerous components:

64742-48-9	aliphatic hydrocarbons, C10-C13	⚠ Asp. Tox. 1, H304; Flam. Liq. 4, H227	10-25%
------------	---------------------------------	---	--------

4 First-aid measures

Description of first aid measures
General information:

Take affected persons out into the fresh air.

Immediately remove any clothing soiled by the product.

After inhalation:

Supply fresh air; consult doctor in case of complaints.

Seek medical treatment in case of complaints.

Call a doctor immediately.

After skin contact:

Supply fresh air or oxygen; call for doctor.

Immediately wash with water and soap and rinse thoroughly.

If skin irritation continues, consult a doctor.

After eye contact:

Rinse opened eye for several minutes under running water.

After swallowing:

If swallowed, seek medical advice immediately and show this container or label.

Do not induce vomiting; immediately call for medical help.

Information for doctor:
Most important symptoms and

Safety Data Sheet

acc. to OSHA HCS



Printing date 04/18/2018

Reviewed on 04/18/2018

Trade name: 3054 Polyx-Oil High Solid

(Contd. of page 2)

Indication of any immediate medical attention and special treatment needed

Headache

No further relevant information available.

5 Fire-fighting measures

Extinguishing media

Suitable extinguishing agents: CO₂, extinguishing powder or water spray. Fight larger fires with water spray or alcohol resistant foam.

Special hazards arising from the substance or mixture

Formation of toxic gases is possible during heating or in case of fire.

Advice for firefighters

Protective equipment:

No special measures required.

Additional information

Cool endangered receptacles with water spray.

Dispose of fire debris and contaminated fire fighting water in accordance with official regulations.

6 Accidental release measures

Personal precautions, protective equipment and emergency procedures

Ensure adequate ventilation

Keep away from ignition sources

Environmental precautions:

Inform respective authorities in case of seepage into water course or sewage system.

Do not allow to enter sewers/ surface or ground water.

Methods and material for containment and cleaning up:

Warm water and cleansing agent

Absorb with liquid-binding material (sand, diatomite, acid binders, universal binders).

Reference to other sections

See Section 7 for information on safe handling.

See Section 8 for information on personal protection equipment.

See Section 13 for disposal information.

Protective Action Criteria for Chemicals

PAC-1:

64742-48-9	aliphatic hydrocarbons, C10-C13	350 mg/m ³
112926-00-8	Precipitated silica (Silica-Amorphous)	18 mg/m ³
14808-60-7	Quartz (SiO ₂)	0.075 mg/m ³

PAC-2:

64742-48-9	aliphatic hydrocarbons, C10-C13	1,800 mg/m ³
112926-00-8	Precipitated silica (Silica-Amorphous)	200 mg/m ³

Safety Data Sheet

acc. to OSHA HCS



Printing date 04/18/2018

Reviewed on 04/18/2018

Trade name: 3054 Polyx-Oil High Solid

(Contd. of page 3)

PAC-3:

64742-48-9	aliphatic hydrocarbons, C10-C13	40,000 mg/m ³
112926-00-8	Precipitated silica (Silica-Amorphous)	1,200 mg/m ³
14808-60-7	Quartz (SiO ₂)	200 mg/m ³

7 Handling and storage

Handling:

Precautions for safe handling Use only in well ventilated areas.
Keep receptacles tightly sealed.

Information about protection against explosions and fires: No special measures required.

Conditions for safe storage, including any incompatibilities**Storage:**

Requirements to be met by storerooms and receptacles: Store only in the original receptacle.

Information about storage in one common storage facility: Not required.

Further information about storage conditions: None.
Specific end use(s) No further relevant information available.

8 Exposure controls/personal protection

Additional information about design of technical systems: No further data; see item 7.

Control parameters

Components with limit values that require monitoring at the workplace:

The product does not contain any relevant quantities of materials with critical values that have to be monitored at the workplace.

Additional information: The lists that were valid during the creation were used as basis.

Exposure controls**Personal protective equipment:**

General protective and hygienic measures:

Do not eat, drink, smoke or sniff while working.
Do not carry product impregnated cleaning cloths in trouser pockets.
Not necessary if room is well-ventilated.
Use suitable respiratory protective device only when aerosol or mist is formed.

Breathing equipment:

Safety Data Sheet

acc. to OSHA HCS



Printing date 04/18/2018

Reviewed on 04/18/2018

Trade name: 3054 Polyx-Oil High Solid

(Contd. of page 4)

	The glove material has to be impermeable and resistant to the product/ the substance/ the preparation.
Material of gloves	Selection of the glove material on consideration of the penetration times, rates of diffusion and the degradation
	The selection of the suitable gloves does not only depend on the material, but also on further marks of quality and varies from manufacturer to manufacturer. As the product is a preparation of several substances, the resistance of the glove material can not be calculated in advance and has therefore to be checked prior to the application.
Penetration time of glove material	The exact break through time has to be found out by the manufacturer of the protective gloves and has to be observed.
For the permanent contact gloves made of the following materials are suitable:	Nitrile rubber, NBR
For the permanent contact of a maximum of 15 minutes gloves made of the following materials are suitable:	Nitrile rubber, NBR
Eye protection:	Goggles recommended during refilling.
Body protection:	Protective work clothing

9 Physical and chemical properties

Information on basic physical and chemical properties

General Information

Appearance:

Form:	Viscous
Color:	Yellowish
Odor:	Mild

Change in condition

Melting point/Melting range:	Undetermined.
Boiling point/Boiling range:	180-200 °C (356-392 °F)

Flash point:	> 65 °C (>149 °F) (DIN 53213)
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Ignition temperature:	240 °C (464 °F)
------------------------------	-----------------

Auto igniting:	Product is not selfigniting.
-----------------------	------------------------------

Danger of explosion:	Product does not present an explosion hazard.
-----------------------------	---

Explosion limits:

Lower:	0.6 Vol %
Upper:	7.0 Vol %

Vapor pressure at 20 °C (68 °F):	1 hPa (0.8 mm Hg)
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Safety Data Sheet

acc. to OSHA HCS



Printing date 04/18/2018

Reviewed on 04/18/2018

Trade name: **3054 Polyx-Oil High Solid**

(Contd. of page 5)

Density at 20 °C (68 °F):	1.032 g/cm ³ (8.612 lbs/gal) (8.612 lbs/gal) (DIN 51757)
Solubility in / Miscibility with Water:	Not miscible or difficult to mix.
Viscosity:	
Dynamic:	Not determined.
Kinematic at 20 °C (68 °F):	45 s (DIN 53211/4)
Solvent content:	
VOC content:	< 270 g/liter (2.25 lb/gal)
Other information	No further relevant information available.

10 Stability and reactivity

Reactivity	No further relevant information available.
Chemical stability	
Thermal decomposition / conditions to be avoided:	No decomposition if used according to specifications.
Possibility of hazardous reactions	Reacts with fabric soaked in the product (e.g. cleaning wool).
Conditions to avoid	No further relevant information available.
Incompatible materials:	No further relevant information available.
Hazardous decomposition products:	Carbon monoxide and carbon dioxide Nitrogen oxides (NO _x)

11 Toxicological information

Information on toxicological effects

Acute toxicity:

LD/LC50 values that are relevant for classification:

64742-48-9 aliphatic hydrocarbons, C10-C13

Oral	LD50	> 5000 mg/kg (rat) (OECD 401)
Dermal	LD50	> 5000 mg/kg (rat) (OECD 402)
Inhalative	LC50 / 4h	21 mg/l (rat) (OECD 403)

Primary irritant effect:

on the skin:	At long or repeated contact with skin it may cause dermatitis due to the degreasing effect of the solvent.
on the eye:	No irritating effect.
Sensitization:	Sensitizing effect by skin contact is possible with prolonged exposure.

(Contd. on page 7)

Safety Data Sheet

acc. to OSHA HCS



Printing date 04/18/2018

Reviewed on 04/18/2018

Trade name: 3054 Polyx-Oil High Solid

(Contd. of page 6)

Additional toxicological information:

Carcinogenic categories

IARC (International Agency for Research on Cancer)

112926-00-8	Precipitated silica (Silica-Amorphous)	3
14808-60-7	Quartz (SiO ₂)	1

NTP (National Toxicology Program)

14808-60-7	Quartz (SiO ₂)	K
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OSHA-Ca (Occupational Safety & Health Administration)

None of the ingredients is listed.

12 Ecological information

Toxicity

Aquatic toxicity:

64742-48-9 aliphatic hydrocarbons, C10-C13

EC50 / 48h	> 1000 mg/l (daphnia) (OECD 202)
EC50/ 72h	> 1000 mg/l (algae) (OECD 201)
LC50 / 96h	> 1000 mg/l (fish) (OECD 203)
Biolog. Abbaubarkeit	(leicht abbaubar)

Persistence and degradability No further relevant information available.

Behavior in environmental systems:

Bioaccumulative potential No further relevant information available.

Mobility in soil No further relevant information available.

Additional ecological information:

General notes: Water hazard class 1 (Self-assessment): slightly hazardous for water

Results of PBT and vPvB assessment

PBT: Not applicable.

vPvB: Not applicable.

Other adverse effects No further relevant information available.

13 Disposal considerations

Waste treatment methods

Recommendation: Must not be disposed of together with household garbage. Do not allow product to reach sewage system.

(Contd. on page 8)

Safety Data Sheet

acc. to OSHA HCS



Printing date 04/18/2018

Reviewed on 04/18/2018

Trade name: 3054 Polyx-Oil High Solid

(Contd. of page 7)

Uncleaned packagings:**Recommendation:**

Disposal must be made according to official regulations.

14 Transport information**UN-Number****DOT, ADR, ADN, IMDG, IATA**

Void

UN proper shipping name**DOT, ADR, ADN, IMDG, IATA**

Void

Transport hazard class(es)**DOT, ADR, ADN, IMDG, IATA****Class**

Void

Packing group**DOT, ADR, IMDG, IATA**

Void

Environmental hazards:**Marine pollutant:**

No

Special precautions for user

Not applicable.

Transport in bulk according to Annex II of**MARPOL73/78 and the IBC Code**

Not applicable.

UN "Model Regulation":

Void

15 Regulatory information**Safety, health and environmental regulations/legislation specific for the substance or mixture****Sara****Section 355 (extremely hazardous substances):**

None of the ingredients is listed.

Section 313 (Specific toxic chemical listings):

None of the ingredients is listed.

TSCA (Toxic Substances Control Act):

All ingredients are listed.

Proposition 65**Chemicals known to cause cancer:**14808-60-7 | Quartz (SiO₂)

Island County Official Inspection Form

Shorty's Truckin' Co

2931 Lakeview Way
Langley, WA 98260

(360) 929-0920

Mail To: BEN D KOSA
215 N KING ST APT 1710
HONOLULU, HI
96817

Rcv'd Island County
JUL 28 2020
Community Development

PROPERTY INFORMATION

Location: 5786 GALBREATH
CLINTON
Tax ID: R32923-398-487

Use: Residential, Single Family (3 bdrm)
System Design Flow: 450
GENERAL SYSTEM TYPE: Conventional gravity

ON ID: R32923-398-4870
County Area: WHIDBEY ISLAND

Fold
Here

ON-SITE WASTEWATER TREATMENT SYSTEM INSPECTION REPORT

Inspected: 07/29/2015 - Inspection Type: ROUTINE - Correction Status: No corrections needed

Company: Certification - Level 3
Shorty's Truckin' Co

Work Performed By:
Eric Lehman

Submitted 08/01/2015 by:
Eric Lehman

Fold
Here

COMMENTS & GENERAL INSPECTION NOTES**No Deficiencies Noted**

Everything appears to be functioning at time of inspection.

GENERAL SITE & SYSTEM CONDITIONS

The General Site and System Conditions were:	Fully Inspected
Surfacing effluent from any component (including mound seepage):	NO
Components appear to be watertight - no visual leaks:	YES
Improper encroachment (structures/impervious surfaces); cover; or settling problems observed:	NO
Structures connected to onsite sewage system occupied. If NO explain in comments:	YES
OSS Components, structures and appurtenances located per as-built/record drawing (reference Septic Permit # in notes). If NO, describe in notes and if no as-built exists or changes made, state NO and provide record to Health Dept:	YES
Reserve area intact - If NO state observations in comments:	YES
Are there obvious impacts to the designated reserve area? (N/A if no reserve designated)	NO
Is there encroachment on any of the system components (i.e. blackberries, sheds, decks, driveway, pavement etc.) if yes, provide details in comments	NO

ONSITE SEWAGE SYSTEM INSPECTION DETAIL

TANK: Septic Tank - 2 Compartment, Manufacturer= Local Manufacturer - Concrete Refer to As-built # 373-07

Manufacturer: Local Manufacturer Model: Concrete

This component was:	Fully Inspected	
Effluent level within operational limits (if NO explain in comments):	YES	
Compartment 1 Scum accumulation (Inches, if other specify):	6	
Compartment 1 Sludge accumulation (Inches, if other specify):	10	
Compartment 2 Scum accumulation (Inches, if other specify):	0	
Compartment 2 Sludge accumulation (Inches, if other specify):	10	
Pumping recommended:	NO	
The Inlet baffle appears to be in good condition	YES	
The center wall baffles appear to be in good condition	YES	
The outlet baffle appears to be in good condition	YES	
Obstructions were noticed inside one or more baffles (N/A if unable to perform visual inspection)	NO	
If pumped, how many gallons?	1000	
All required baffles in good condition (N/A = No baffles required):	YES	
Component accessible for service? If NO please provide details in comments	YES	

Distribution: D-Box, Manufacturer= Local Manufacturer - Concrete

Manufacturer: Local Manufacturer Model: Concrete

This component was:	Fully Inspected	
D-Box in good condition:	YES	
D-Box outlets set to allow equal effluent distribution:	YES	
Component accessible for service? If NO please provide details in comments	YES	

Monitoring: Observation Port

Manufacturer: Site Constructed

This component was:	Fully Inspected	
Component appears to be functioning as intended:	YES	
Depth to water table (inches):	0	
Sampling results within limits:	N/A	
Component accessible for service? If NO please provide details in comments	YES	

Drainfield: Gravity Gravelless chambers w/4% reduction taken

Manufacturer: Site Constructed

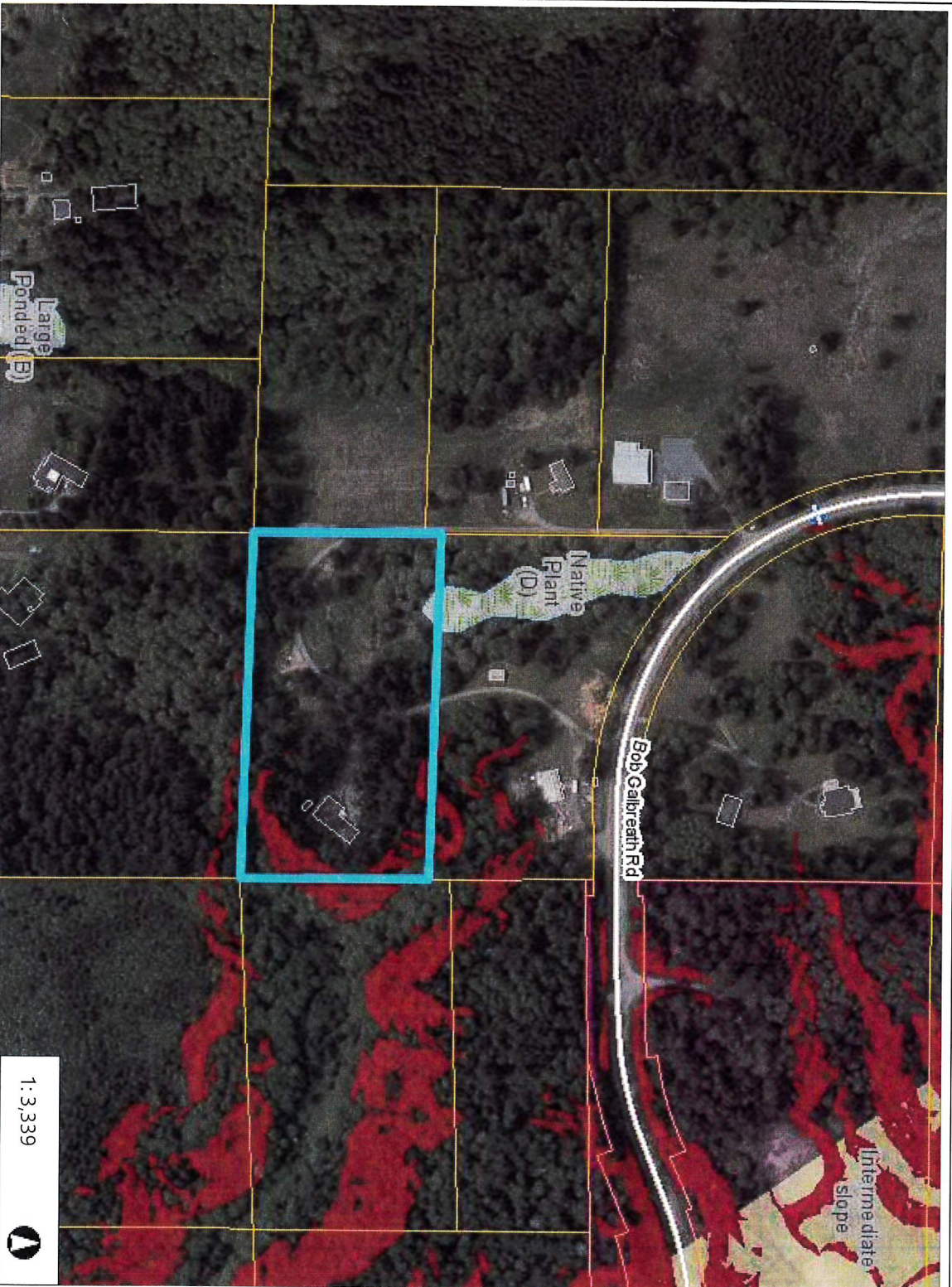
This component was:	Fully Inspected	
Ponding present? If YES explain in comments:	NO	
Component accessible for service? If NO please provide details in comments	YES	

Rec'd Island County
JUL 28 2020
Community Development

Disclaimer: An on-site sewage system evaluation is a report by a maintenance service provider based only on the system components inspected on the day noted in the report. The evaluation is offered by the maintenance service provider who is an independent contractor. No claim is made by Island County Public Health or the undersigned maintenance service provider, either expressed or implied, concerning future success or failure of the on-site sewage system evaluated above.



ICGeoMap

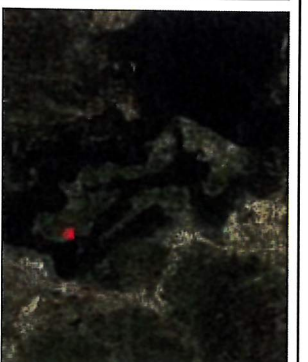


1:3,339



556.4
0 278.21 556.4 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
DO NOT USE AS A LEGAL DOCUMENT. ACCURACY IS NOT GUARANTEED.



Legend

- Parcels
- Roads
 - Highway
 - Collector and Arterial
 - Local
 - Private
- City Limits
- Address Points
- Plats
 - Condo
 - Plat
- Building Footprints
- Wetlands (IC)
 - National Wetland Inventory
 - Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Riverine
- Streams - Regulatory
 - Fish
 - Non-fish
 - Shorelines of the State
 - Unknown
- Streams - Cartographic
- Slope Slopes (40+%)
- Unstable Slopes
 - Unstable slope
 - Unstable-old slide
 - Unstable-recent slide
- Intermediate Slopes
- Habitats (Points)
 - Natural Area Preserves

Notes



15 gallons
Product #122-200

Clear Lacquer Technical Data Sheet

PRODUCT DESCRIPTION: Aqua Coat Clear Lacquer is a self-crosslinking, non-yellowing, self sealing finish; Clear Lacquer exhibits exceptional clarity along with excellent application, sandability, block resistance and added UV inhibitors. Clear Lacquer meets KCMA when used as a self-sealer or with Aqua Coat X-119 High Build Sanding Sealer. Ideal for use on millwork, furniture cabinets and other wood substrates. It is Non-Flammable

FEATURES:**Sizes: Quart, Gallon, 5 Gallon Pail, 55 Gallon Drum**

Ready to use, fast drying Non Yellowing Easy Sanding Meets KCMA
High solids, good build Works as Sealer and Topcoat Exceptional Clarity Resistant to Stains, Fingerprints

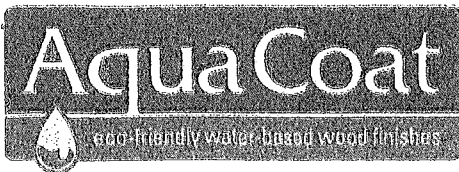
PRODUCT DATA:

Sheen	Gloss, Semi-Gloss, Satin, Flat	Weight Solids*	27-31.5
Weight Per Gallon*	8.5 (+/-) 0.2	Volume Solids*	24-27.5
Viscosity as supplied	77F Zahn #2 ...17-22	V.O.C.*	<245 g/l
Coverage	Approx. 500 sq. ft. per gallon at one mil dry film thickness	V.O.C. Content*	<2.00 lbs
Shelf Life	>12 months in a properly sealed container at 60-80F	Storage	60F-85F Passes 3 Freeze Thaw Cycles
Flash Point	94c 200F	Boiling Point	100 Celsius/ 212 Farenheit
*Values calculated from formula			

MIXING/APPLICATION:

Working Temp:	65-85 degrees F
Pot Life/Catalyst:	N/A
Mixing:	Mix to ensure uniform and consistency. Do not over mix. Stir well, do not shake.
Reducer:	If needed. Use distilled water or Aqua Coat Reducer less than 20%. Use Aqua Coat Retarder less than 20% to slow drying and reduce hazing.
Surface Preparation:	Wood must be clean, dry and finish sanded. Substrates should be free of grease, oil, dirt, fingerprints and any contamination to ensure optimum adhesion and coating performance properties. On bare wood sand with grain using #120 grit and finish with #220 grit.
Application:	Stir contents well before application. Do not shake. Can be applied by spray, brush, pad applicator or vacuum coater. Use a quality synthetic brush or paint pad applicator. Spray medium wet films 3-4 mil thickness. Spray compressed air 0.40" fluid tip/medium cap: HVLP; 0.043-0.051" fluid tip/medium cap; Airless or Air Assisted: 0.009-0.011" tip. Sand with sterated #320 grit or finer between coats. 3-5 coats are recommended. Remove dust before recoating. Do not use tack rags [oils and waxes] to remove dust. Aqua Coat Lacquer may be used over most solvent and water based stains. Allow stain to dry thoroughly before sealing. Allow solvent based stains 48-72 hours to dry.
Drying times:	30 minutes to touch, time to sand and recoat 1-2 hours, light use 7-10 days, until cured 21 days. Estimates based off 70 degrees F and 50% RH. (Cooler temperatures will prolong dry time up to 4-6 hours.)
Tinting	Aqua Coat Toners or Aqua Tone Stains Recommended. Up to 5% max.
Clean up:	Use warm, soapy water or Aqua Coat Equipment Cleaner
Recommended Sealer	Self-Seal or Aqua Coat X-119 Sanding Sealer
Recommended Stain:	Aqua Tone Stains

CAUTIONS: The technical data noted herein is accurate as of the date of publication and is subject to change without prior notice. Aqua Coat assumes no responsibility for coverage, performance or injuries resulting from use. Liability if any is limited to replacement of products. This product is intended for Industrial use only. Refer to the SDS for safety and any cautions prior to use. We recommend a test sample to insure adequate adhesion to substrate, proper curing conditions and desired performance. Optimal results depend on a number of factors: nature of the substrate, the technical and physical possibilities, as well as the user's application technique.



Safety Data Sheet

Issue Date: 14-Apr-2011

Revision Date: 01-May-2021

Version 1

1. IDENTIFICATION

Product Identifier

Product Name AQUA COAT CLEAR TOPCOAT

Other means of identification

SDS # ACI-011

Recommended use of the chemical and restrictions on use

Recommended Use Water-based Clear Topcoat.

Details of the supplier of the safety data sheet

Supplier Address

Aqua Coat Inc.
1061 Davis Rd.
Elgin, IL 60123
www.aquacoat.com

Emergency Telephone Number

Company Phone Number 815-209-0808
Emergency Telephone (24 hr) INFOTRAC 1-352-323-3500 (International)
1-800-535-5053 (North America)

2. HAZARDS IDENTIFICATION

Appearance Milky white liquid

Physical State Liquid

Odor Bland

Classification

Serious eye damage/eye irritation

Category 2

Signal Word

Warning

Hazard Statements

Causes eye irritation



Precautionary Statements - Prevention

Wash face, hands and any exposed skin thoroughly after handling
Wear eye/face protection

Precautionary Statements - Response

IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing
If eye irritation persists: Get medical advice/attention

3. COMPOSITION/INFORMATION ON INGREDIENTS

Chemical Name	CAS No	Weight-%
tributoxyethyl phosphate	78-51-3	1-5
Dipropylene Glycol Monomethyl Ether (DPM)	34590-94-8	1-5

If Chemical Name/CAS No is "proprietary" and/or Weight-% is listed as a range, the specific chemical identity and/or percentage of composition has been withheld as a trade secret.

4. FIRST-AID MEASURES**First Aid Measures**

General Advice	Provide this SDS to medical personnel for treatment.
Eye Contact	IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If eye irritation persists: Get medical advice/attention.
Skin Contact	IF ON SKIN (or hair): Remove/Take off immediately all contaminated clothing. Rinse skin with water/shower. If irritation persists, seek medical attention. Wash contaminated clothing before reuse.
Inhalation	IF INHALED: Remove victim to fresh air and keep at rest in a position comfortable for breathing. Seek medical attention if irritation persists.
Ingestion	IF SWALLOWED: rinse mouth. Call a poison center or doctor/physician if you feel unwell.

Most important symptoms and effects

Symptoms	Causes eye irritation.
-----------------	------------------------

Indication of any immediate medical attention and special treatment needed

Notes to Physician	Treat symptomatically.
---------------------------	------------------------

5. FIRE-FIGHTING MEASURES**Suitable Extinguishing Media**

Use extinguishing measures that are appropriate to local circumstances and the surrounding environment.

Unsuitable Extinguishing Media Not determined.

Specific Hazards Arising from the Chemical

In a fire or if heated, a pressure increase will occur and the container may burst.

Hazardous Combustion Products Carbon dioxide (CO₂). Carbon monoxide. Phosphorus oxides.

Protective equipment and precautions for firefighters

As in any fire, wear self-contained breathing apparatus pressure-demand, MSHA/NIOSH (approved or equivalent) and full protective gear.

6. ACCIDENTAL RELEASE MEASURES

Personal precautions, protective equipment and emergency procedures

Personal Precautions Keep unnecessary and unprotected personnel from entering. Put on appropriate personal protective equipment. Avoid contact with skin, eyes or clothing. Avoid breathing vapors or mists.

Environmental Precautions See Section 12 for additional Ecological Information.

Methods and material for containment and cleaning up

Methods for Containment Prevent further leakage or spillage if safe to do so. Prevent runoff to storm sewers and ditches leading to natural waterways. Dilute with water and clean up.

Methods for Clean-Up Absorb with inert material or sweep up, and then place in suitable container for chemical waste. Dispose of in accordance with federal, state and local regulations.

7. HANDLING AND STORAGE

Precautions for safe handling

Advice on Safe Handling Handle in accordance with good industrial hygiene and safety practice. Do not eat, drink or smoke when using this product. Wear appropriate personal protective equipment. Avoid contact with skin, eyes or clothing. Do not breathe dust/fume/gas/mist/vapors/spray. Wash contaminated clothing before reuse.

Conditions for safe storage, including any incompatibilities

Storage Conditions Store in original container protected from physical damage in a dry, cool and well-ventilated area. Protect from direct sunlight. Keep container tightly closed.

Incompatible Materials None known based on information supplied.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Exposure Guidelines

Chemical Name	ACGIH TLV	OSHA PEL	NIOSH IDLH
Dipropylene Glycol Monomethyl Ether (DPM) 34590-94-8	STEL: 150 ppm TWA: 100 ppm S*	TWA: 100 ppm TWA: 600 mg/m ³ (vacated) TWA: 100 ppm (vacated) TWA: 600 mg/m ³ (vacated) STEL: 150 ppm (vacated) STEL: 900 mg/m ³ (vacated) S* S*	IDLH: 600 ppm TWA: 100 ppm TWA: 600 mg/m ³ STEL: 150 ppm STEL: 900 mg/m ³

Appropriate engineering controls

Engineering Controls Apply technical measures to comply with the occupational exposure limits. Showers. Eyewash stations. Ventilation systems.

Individual protection measures, such as personal protective equipment

Eye/Face Protection Use safety glasses or chemical splash goggles.

Skin and Body Protection Wear protective gloves and protective clothing.

Respiratory Protection

If exposure limits are exceeded or irritation is experienced, NIOSH/MSHA approved respiratory protection should be worn. Positive-pressure supplied air respirators may be required for high airborne contaminant concentrations. Respiratory protection must be provided in accordance with current local regulations.

General Hygiene Considerations

Handle in accordance with good industrial hygiene and safety practice. Do not eat, drink or smoke when using this product. Wash contaminated clothing before reuse. Wash face, hands and any exposed skin thoroughly after handling.

9. PHYSICAL AND CHEMICAL PROPERTIES

Information on basic physical and chemical properties

Physical State	Liquid	Odor	Bland
Appearance	Milky white liquid	Odor Threshold	Not determined
Color	Milky white		
Property	Values	Remarks • Method	
pH	7.5-8.5		
Melting Point/Freezing Point	0 °C / 32 °F		
Boiling Point/Boiling Range	100 °C / 212 °F		
Flash Point	> 93.334 °C / 200 °F		
Evaporation Rate	Not determined		
Flammability (Solid, Gas)	Liquid- Not Applicable		
Upper Flammability Limits	Not determined		
Lower Flammability Limit	Not determined		
Vapor Pressure	<4 kPa (<3 mm Hg)	(Room temperature)	
Vapor Density	<1	(Air=1)	
Specific Gravity	1.05 g/cm3		
Water Solubility	Not determined		
Solubility in other solvents	Not determined		
Partition Coefficient	Not determined		
Auto-ignition Temperature	Not determined		
Decomposition Temperature	Not determined		
Kinematic Viscosity	Not determined		
Dynamic Viscosity	Not determined		
Explosive Properties	Not determined		
Oxidizing Properties	Not determined		
VOC Content	2.15 lbs/gal		

10. STABILITY AND REACTIVITY

Reactivity

Not reactive under normal conditions.

Chemical Stability

Stable.

Possibility of Hazardous Reactions

None under normal processing.

Conditions to Avoid

Keep out of reach of children.

Incompatible Materials

None known based on information supplied.

Hazardous Decomposition Products

Thermal decomposition may produce oxides of carbon. Carbon monoxide. Phosphorous oxides.

11. TOXICOLOGICAL INFORMATION**Information on likely routes of exposure****Product Information**

Eye Contact	Causes eye irritation.
Skin Contact	Avoid contact with skin.
Inhalation	Do not inhale.
Ingestion	Do not ingest.

Component Information

Chemical Name	Oral LD50	Dermal LD50	Inhalation LC50
Tributoxyethyl phosphate 78-51-3	= 3000 mg/kg (Rat)	> 5000 mg/kg (Rabbit)	> 6.4 mg/L (Rat) 4 h
Di(ethylene glycol) ethyl ether 111-90-0	= 1920 mg/kg (Rat)	= 4200 µL/kg (Rabbit) = 6 mL/kg (Rat)	> 5240 mg/m ³ (Rat) 4 h
Dipropylene Glycol Monomethyl Ether (DPM) 34590-94-8	= 5230 mg/kg (Rat)	= 9500 mg/kg (Rabbit)	-

Information on physical, chemical and toxicological effects

Symptoms	Please see section 4 of this SDS for symptoms.
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Delayed and immediate effects as well as chronic effects from short and long-term exposure

Carcinogenicity	Based on the information provided, this product does not contain any carcinogens or potential carcinogens as listed by OSHA, IARC or NTP.
------------------------	---

Numerical measures of toxicity

Not determined

12. ECOLOGICAL INFORMATION

Ecotoxicity

The product is not classified as environmentally hazardous. However, this does not exclude the possibility that large or frequent spills can have a harmful or damaging effect on the environment.

Component Information

Chemical Name	Algae/aquatic plants	Fish	Toxicity to microorganisms	Crustacea
tributoxyethyl phosphate 78-51-3		10.4 - 12.0: 96 h Pimephales promelas mg/L LC50 flow-through		
Di(ethylene glycol) ethyl ether 111-90-0		11400 - 15700: 96 h Oncorhynchus mykiss mg/L LC50 flow-through 11600 - 16700: 96 h Pimephales promelas mg/L LC50 flow-through 10000: 96 h Lepomis macrochirus mg/L LC50 static 19100 - 23900: 96 h Lepomis macrochirus mg/L LC50 flow-through 13400: 96 h Salmo gairdneri mg/L LC50 flow-through		3940 - 4670: 48 h Daphnia magna mg/L EC50
Dipropylene Glycol Monomethyl Ether (DPM) 34590-94-8		10000: 96 h Pimephales promelas mg/L LC50 static		1919: 48 h Daphnia magna mg/L LC50

Persistence/Degradability

Not determined.

Bioaccumulation

Not determined.

Mobility

Chemical Name	Partition Coefficient
tributoxyethyl phosphate 78-51-3	4.78
Di(ethylene glycol) ethyl ether 111-90-0	-0.8
Dipropylene Glycol Monomethyl Ether (DPM) 34590-94-8	-0.064

Other Adverse Effects

Not determined

13. DISPOSAL CONSIDERATIONS

Waste Treatment Methods

Disposal of Wastes

The generation of waste should be avoided or minimized wherever possible. Disposal of this product, solutions and any by-products should at all times comply with the requirements of environmental protection and waste disposal legislation and any regional local authority requirements. Dispose of surplus and non-recyclable products via a licensed waste disposal contractor. Waste should not be disposed of untreated to the sewer unless fully compliant with the requirements of all authorities with jurisdiction. Waste packaging should be recycled. Incineration or landfill should only be considered when recycling is not feasible. This material and its container must be disposed of in a safe way. Care should be taken when handling emptied containers that have not been cleaned or rinsed out. Empty containers or liners may retain some product residues. Avoid dispersal of spilled material and runoff and contact with soil, waterways, drains and sewers.

Contaminated Packaging

Disposal should be in accordance with applicable regional, national and local laws and regulations.

14. TRANSPORT INFORMATION**Note**

Please see current shipping paper for most up to date shipping information, including exemptions and special circumstances.

DOT

Not regulated

IATA

Not regulated

IMDG

Not regulated

15. REGULATORY INFORMATION**International Inventories**

Chemical Name	TSCA	DSL	NDSL	EINECS	ELINCS	ENCS	IECSC	KECL	PICCS	AICS
tributoxyethyl phosphate	Present	X		Present		Present	X	Present	X	X
Dipropylene Glycol Monomethyl Ether (DPM)	Present	X		Present		Present	X	Present	X	X

Legend:

TSCA - United States Toxic Substances Control Act Section 8(b) Inventory

DSL/NDSL - Canadian Domestic Substances List/Non-Domestic Substances List

EINECS/ELINCS - European Inventory of Existing Chemical Substances/European List of Notified Chemical Substances

ENCS - Japan Existing and New Chemical Substances

IECSC - China Inventory of Existing Chemical Substances

KECL - Korean Existing and Evaluated Chemical Substances

PICCS - Philippines Inventory of Chemicals and Chemical Substances

AICS - Australian Inventory of Chemical Substances

US Federal Regulations**CERCLA**

This material, as supplied, does not contain any substances regulated as hazardous substances under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) (40 CFR 302) or the Superfund Amendments and Reauthorization Act (SARA) (40 CFR 355).

SARA 313

Section 313 of Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA). This product contains a chemical or chemicals which are subject to the reporting requirements of the Act and Title 40 of the Code of Federal Regulations, Part 372

Chemical Name	CAS No	Weight-%	SARA 313 - Threshold Values %
Di(ethylene glycol) ethyl ether - 111-90-0	111-90-0	1-5	1.0
Dipropylene Glycol Monomethyl Ether (DPM) - 34590-94-8	34590-94-8	1-5	1.0

CWA (Clean Water Act)

This product does not contain any substances regulated as pollutants pursuant to the Clean Water Act (40 CFR 122.21 and 40 CFR 122.42)

US State Regulations**California Proposition 65**

This product does not contain any Proposition 65 chemicals.

U.S. State Right-to-Know Regulations

Chemical Name	New Jersey	Massachusetts	Pennsylvania
Di(ethylene glycol) ethyl ether 111-90-0	X		X
Dipropylene Glycol Monomethyl Ether (DPM) 34590-94-8	X	X	X

16. OTHER INFORMATION**NFPA****Health Hazards**

1

Flammability

0

Instability

0

Special Hazards

Not determined

HMIS**Health Hazards**

1

Flammability

0

Physical Hazards

0

Personal Protection

Not determined

Issue Date:

14-Apr-2011

Revision Date:

01-May-2021

Revision Note:

New format

Disclaimer

The information provided in this Safety Data Sheet is correct to the best of our knowledge, information and belief at the date of its publication. The information given is designed only as a guidance for safe handling, use, processing, storage, transportation, disposal and release and is not to be considered a warranty or quality specification. The information relates only to the specific material designated and may not be valid for such material used in combination with any other materials or in any process, unless specified in the text.

End of Safety Data Sheet



70 gallons
120-099

Technical Data Sheet X-119 Sanding Sealer

PRODUCT DESCRIPTION: Aqua Coat X-119 Sanding Sealer is a clear, non-yellowing, high build sanding sealer for use under all Aqua Coat topcoats. X-119 Sanding Sealer is non-stearated improving clarity and hardness.

FEATURES: Available in quarts, gallons, 5-gal pails, 55 gallon drums

Excellent transparency
Excellent sanding
Low VOC/low odor

High solids/ good build
Superb adhesion and wet ability
Can apply with brush or spray

Quick drying
Clear
Water clean-up

PRODUCT DATA:

Gloss	N/A	Weight Solids*	29
Weight per gallon*	8.8 lb/gal	Volume Solids*	25
Viscosity as supplied	77F Zahn #2 ...18-25	V.O.C.*	<225
Coverage	450 sq ft per gallon at 1 mil	V.O.C. Content*	<1.90 lbs/gal
Shelf Life	Over 18 months (60-80 F)	Storage	60F-85F Passes 3 Freeze Thaw Cycle
Flash Point closed cup	94c 200F	Boiling Point	100 C/212 F

*Values calculated from formula

MIXING/APPLICATION:

Working Temp:	65-85 degrees F
Pot Life/Catalyst:	N/A
Mixing:	Mix to ensure uniform and consistency. Do not over mix. Stir well, do not shake.
Reducer:	If needed. Use distilled water or Aqua Coat Reducer less than 20%. Use Aqua Coat Retarder less than 20% to slow drying and reduce hazing.
Surface Preparation:	Wood must be clean, dry and finish sanded. Substrates should be free of grease, oil, dirt, fingerprints and any contamination to ensure optimum adhesion and coating performance properties. On bare wood sand to #220 grit, #180 grit for more open grained woods). DO NOT sand stains before topcoating.
Application:	Brush, roll, vacuum coat or spray. Brush with a quality synthetic brush or pad. Spray apply using conventional equipment, Airless, Air Assisted or HVLP equipment. Apply approximately 3-4 wet mils for a 0.75-1.0 dry film per coat. Sand with #320 or finer between coats, 1-2 coats are recommended. Do not use tack rags [oils and waxes] to remove dust. X-119 Sanding sealer may be used over most solvent based or water based stains. Allow stain to dry thoroughly before sealing.
Drying times:	30 minutes to touch, time to sand and recoat 1-2 hours. Estimates based off 70 degrees F and 50% RH. (Cooler temperatures will prolong dry time up to 4-6 hours.)
Clean up:	Use warm, soapy water or Aqua Coat Equipment Cleaner
Recommended Topcoat:	Aqua Coat Lacquer, Aqua Thane, Aqua Coat Tabletop
Recommended Sealer:	N/A
Recommended Stain:	Aqua Tone Stains

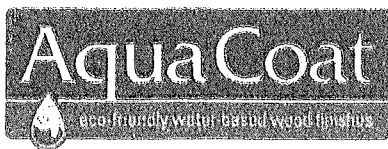
CAUTIONS: The technical data noted herein is accurate as of the date of publication and is subject to change without prior notice. Aqua Coat assumes no responsibility for coverage, performance or injuries resulting from use. Liability if any is limited to replacement of products. This product is intended for Industrial use only. Refer to the SDS for safety and any cautions prior to use. We recommend a test sample to insure adequate adhesion to substrate, proper curing conditions and desired performance. Optimal results depend on a number of factors: nature of the substrate, the technical and physical possibilities, as well as the user's application technique.

Aqua Coat Inc, 1061 Davis Road, Elgin, IL 60123

877-886-2422

www.aquacoat.com

For Manufacturer's SDS go to www.aquacoat.com



Safety Data Sheet

Issue Date: 14-Apr-2011

Revision Date: 01-May-2021

Version 1

1. IDENTIFICATION

Product Identifier

Product Name X-119 Sanding Sealer

Other means of identification

SDS # ACI-016

Recommended use of the chemical and restrictions on use

Recommended Use Water-based sanding sealer.

Details of the supplier of the safety data sheet

Supplier Address

Aqua Coat Inc.
1061 Davis Rd
Elgin IL 60123
www.aquacoat.com

Emergency Telephone Number

Company Phone Number 815-209-0808
Emergency Telephone (24 hr) INFOTRAC 1-352-323-3500 (International)
1-800-535-5053 (North America)

2. HAZARDS IDENTIFICATION

Appearance Milky white liquid

Physical State Liquid

Odor Bland

Classification

Serious eye damage/eye irritation

Category 2

Signal Word

Warning

Hazard Statements

Causes eye irritation



Precautionary Statements - Prevention

Wash face, hands and any exposed skin thoroughly after handling
Wear eye/face protection

Precautionary Statements - Response

IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing
If eye irritation persists: Get medical advice/attention

3. COMPOSITION/INFORMATION ON INGREDIENTS

Chemical Name	CAS No	Weight-%
tributoxyethyl phosphate	78-51-3	1-5
Dipropylene Glycol Monomethyl Ether (DPM)	34590-94-8	1-5

If Chemical Name/CAS No is "proprietary" and/or Weight-% is listed as a range, the specific chemical identity and/or percentage of composition has been withheld as a trade secret.

4. FIRST-AID MEASURES**First Aid Measures**

General Advice	Provide this SDS to medical personnel for treatment.
Eye Contact	IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If eye irritation persists: Get medical advice/attention.
Skin Contact	IF ON SKIN (or hair): Remove/Take off immediately all contaminated clothing. Rinse skin with water/shower. If irritation persists, seek medical attention. Wash contaminated clothing before reuse.
Inhalation	IF INHALED: Remove victim to fresh air and keep at rest in a position comfortable for breathing. Seek medical attention if irritation persists.
Ingestion	IF SWALLOWED: rinse mouth. Call a poison center or doctor/physician if you feel unwell.

Most important symptoms and effects

Symptoms	Causes eye irritation.
-----------------	------------------------

Indication of any immediate medical attention and special treatment needed

Notes to Physician	Treat symptomatically.
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5. FIRE-FIGHTING MEASURES**Suitable Extinguishing Media**

Use extinguishing measures that are appropriate to local circumstances and the surrounding environment.

Unsuitable Extinguishing Media Not determined.

Specific Hazards Arising from the Chemical

In a fire or if heated, a pressure increase will occur and the container may burst.

Hazardous Combustion Products Carbon dioxide (CO2). Carbon monoxide. Phosphorus oxides.

Protective equipment and precautions for firefighters

As in any fire, wear self-contained breathing apparatus pressure-demand, MSHA/NIOSH (approved or equivalent) and full protective gear.

6. ACCIDENTAL RELEASE MEASURES

Personal precautions, protective equipment and emergency procedures

- Personal Precautions** Keep unnecessary and unprotected personnel from entering. Put on appropriate personal protective equipment. Avoid contact with skin, eyes or clothing. Avoid breathing vapors or mists.
- Environmental Precautions** See Section 12 for additional Ecological Information.

Methods and material for containment and cleaning up

- Methods for Containment** Prevent further leakage or spillage if safe to do so. Prevent runoff to storm sewers and ditches leading to natural waterways. Dilute with water and clean up.
- Methods for Clean-Up** Absorb with inert material or sweep up, and then place in suitable container for chemical waste. Dispose of in accordance with federal, state and local regulations.

7. HANDLING AND STORAGE

Precautions for safe handling

- Advice on Safe Handling** Handle in accordance with good industrial hygiene and safety practice. Do not eat, drink or smoke when using this product. Wear appropriate personal protective equipment. Avoid contact with skin, eyes or clothing. Do not breathe dust/fume/gas/mist/vapors/spray. Wash contaminated clothing before reuse.

Conditions for safe storage, including any incompatibilities

- Storage Conditions** Store in original container protected from physical damage in a dry, cool and well-ventilated area. Protect from direct sunlight. Keep container tightly closed.
- Incompatible Materials** None known based on information supplied.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Exposure Guidelines

Chemical Name	ACGIH TLV	OSHA PEL	NIOSH IDLH
Dipropylene Glycol Monomethyl Ether (DPM) 34590-94-8	STEL: 150 ppm TWA: 100 ppm S*	TWA: 100 ppm TWA: 600 mg/m ³ (vacated) TWA: 100 ppm (vacated) TWA: 600 mg/m ³ (vacated) STEL: 150 ppm (vacated) STEL: 900 mg/m ³ (vacated) S* S*	IDLH: 600 ppm TWA: 100 ppm TWA: 600 mg/m ³ STEL: 150 ppm STEL: 900 mg/m ³

Appropriate engineering controls

- Engineering Controls** Apply technical measures to comply with the occupational exposure limits. Showers. Eyewash stations. Ventilation systems.

Individual protection measures, such as personal protective equipment

- Eye/Face Protection** Use safety glasses or chemical splash goggles.
- Skin and Body Protection** Wear protective gloves and protective clothing.

Contaminated Packaging

Disposal should be in accordance with applicable regional, national and local laws and regulations.

14. TRANSPORT INFORMATION**Note**

Please see current shipping paper for most up to date shipping information, including exemptions and special circumstances.

DOT

Not regulated

IATA

Not regulated

IMDG

Not regulated

15. REGULATORY INFORMATION**International Inventories**

Chemical Name	TSCA	DSL	NDSL	EINECS	ELINCS	ENCS	IECSC	KECL	PICCS	AICS
tributoxyethyl phosphate	Present	X		Present		Present	X	Present	X	X
Dipropylene Glycol Monomethyl Ether (DPM)	Present	X		Present		Present	X	Present	X	X

Legend:

TSCA - United States Toxic Substances Control Act Section 8(b) Inventory

DSL/NDSL - Canadian Domestic Substances List/Non-Domestic Substances List

EINECS/ELINCS - European Inventory of Existing Chemical Substances/European List of Notified Chemical Substances

ENCS - Japan Existing and New Chemical Substances

IECSC - China Inventory of Existing Chemical Substances

KECL - Korean Existing and Evaluated Chemical Substances

PICCS - Philippines Inventory of Chemicals and Chemical Substances

AICS - Australian Inventory of Chemical Substances

US Federal Regulations**CERCLA**

This material, as supplied, does not contain any substances regulated as hazardous substances under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) (40 CFR 302) or the Superfund Amendments and Reauthorization Act (SARA) (40 CFR 355).

SARA 313

Section 313 of Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA). This product contains a chemical or chemicals which are subject to the reporting requirements of the Act and Title 40 of the Code of Federal Regulations, Part 372

Chemical Name	CAS No	Weight-%	SARA 313 - Threshold Values %
Di(ethylene glycol) ethyl ether - 111-90-0	111-90-0	1-5	1.0
Dipropylene Glycol Monomethyl Ether (DPM) - 34590-94-8	34590-94-8	1-5	1.0

CWA (Clean Water Act)

This product does not contain any substances regulated as pollutants pursuant to the Clean Water Act (40 CFR 122.21 and 40 CFR 122.42)

US State Regulations**California Proposition 65**

This product does not contain any Proposition 65 chemicals.

12. ECOLOGICAL INFORMATION

Ecotoxicity

The product is not classified as environmentally hazardous. However, this does not exclude the possibility that large or frequent spills can have a harmful or damaging effect on the environment.

Component Information

Chemical Name	Algae/aquatic plants	Fish	Toxicity to microorganisms	Crustacea
tributoxyethyl phosphate 78-51-3		10.4 - 12.0: 96 h Pimephales promelas mg/L LC50 flow-through		
Di(ethylene glycol) ethyl ether 111-90-0		11400 - 15700: 96 h Oncorhynchus mykiss mg/L LC50 flow-through 11600 - 16700: 96 h Pimephales promelas mg/L LC50 flow-through 10000: 96 h Lepomis macrochirus mg/L LC50 static 19100 - 23900: 96 h Lepomis macrochirus mg/L LC50 flow-through 13400: 96 h Salmo gairdneri mg/L LC50 flow-through		3940 - 4670: 48 h Daphnia magna mg/L EC50
Dipropylene Glycol Monomethyl Ether (DPM) 34590-94-8		10000: 96 h Pimephales promelas mg/L LC50 static		1919: 48 h Daphnia magna mg/L LC50

Persistence/Degradability

Not determined.

Bioaccumulation

Not determined.

Mobility

Chemical Name	Partition Coefficient
tributoxyethyl phosphate 78-51-3	4.78
Di(ethylene glycol) ethyl ether 111-90-0	-0.8
Dipropylene Glycol Monomethyl Ether (DPM) 34590-94-8	-0.064

Other Adverse Effects

Not determined

13. DISPOSAL CONSIDERATIONS

Waste Treatment Methods

Disposal of Wastes

The generation of waste should be avoided or minimized wherever possible. Disposal of this product, solutions and any by-products should at all times comply with the requirements of environmental protection and waste disposal legislation and any regional local authority requirements. Dispose of surplus and non-recyclable products via a licensed waste disposal contractor. Waste should not be disposed of untreated to the sewer unless fully compliant with the requirements of all authorities with jurisdiction. Waste packaging should be recycled. Incineration or landfill should only be considered when recycling is not feasible. This material and its container must be disposed of in a safe way. Care should be taken when handling emptied containers that have not been cleaned or rinsed out. Empty containers or liners may retain some product residues. Avoid dispersal of spilled material and runoff and contact with soil, waterways, drains and sewers.

Contaminated Packaging

Disposal should be in accordance with applicable regional, national and local laws and regulations.

14. TRANSPORT INFORMATION**Note**

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Not regulated

IATA

Not regulated

IMDG

Not regulated

15. REGULATORY INFORMATION**International Inventories**

Chemical Name	TSCA	DSL	NDSL	EINECS	ELINCS	ENCS	IECSC	KECL	PICCS	AICS
tributoxyethyl phosphate	Present	X		Present		Present	X	Present	X	X
Dipropylene Glycol Monomethyl Ether (DPM)	Present	X		Present		Present	X	Present	X	X

Legend:

TSCA - United States Toxic Substances Control Act Section 8(b) Inventory

DSL/NDSL - Canadian Domestic Substances List/Non-Domestic Substances List

EINECS/ELINCS - European Inventory of Existing Chemical Substances/European List of Notified Chemical Substances

ENCS - Japan Existing and New Chemical Substances

IECSC - China Inventory of Existing Chemical Substances

KECL - Korean Existing and Evaluated Chemical Substances

PICCS - Philippines Inventory of Chemicals and Chemical Substances

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US Federal Regulations**CERCLA**

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SARA 313

Section 313 of Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA). This product contains a chemical or chemicals which are subject to the reporting requirements of the Act and Title 40 of the Code of Federal Regulations, Part 372

Chemical Name	CAS No	Weight-%	SARA 313 - Threshold Values %
Di(ethylene glycol) ethyl ether - 111-90-0	111-90-0	1-5	1.0
Dipropylene Glycol Monomethyl Ether (DPM) - 34590-94-8	34590-94-8	1-5	1.0

CWA (Clean Water Act)

This product does not contain any substances regulated as pollutants pursuant to the Clean Water Act (40 CFR 122.21 and 40 CFR 122.42)

US State Regulations**California Proposition 65**

This product does not contain any Proposition 65 chemicals.

U.S. State Right-to-Know Regulations

Chemical Name	New Jersey	Massachusetts	Pennsylvania
Di(ethylene glycol) ethyl ether 111-90-0	X		X
Dipropylene Glycol Monomethyl Ether (DPM) 34590-94-8	X	X	X

16. OTHER INFORMATION**NFPA****Health Hazards****Flammability****Instability****Special Hazards**

1

0

0

Not determined

HMIS**Health Hazards****Flammability****Physical Hazards****Personal Protection**

1

0

0

Not determined

Issue Date:

14-Apr-2011

Revision Date:

01-May-2021

Revision Note:

New format

Disclaimer

The information provided in this Safety Data Sheet is correct to the best of our knowledge, information and belief at the date of its publication. The information given is designed only as a guidance for safe handling, use, processing, storage, transportation, disposal and release and is not to be considered a warranty or quality specification. The information relates only to the specific material designated and may not be valid for such material used in combination with any other materials or in any process, unless specified in the text.

End of Safety Data Sheet

Exhibit C

**Wetland Delineation &
Biological Site Assessment**

20-0987 



July 27, 2020

To:

Brendan Osmond
5786 Bob Galbreath Rd
Clinton, WA 98236
(770) 688-9384
brendan@swellwoodworks.com

FROM:

Candice Trusty, Wetland Specialist
Adam Crispin, PWS, Wetland Scientist
Hamer Environmental L.P.
(360) 420-7933
candice@hamerenvironmental.com

Rec'd Island County
JUL 28 2020
Community Development

**SUBJECT: Letter of Determination - Wetland Reconnaissance
Island County Parcel R32923-398-4870**

Dear Mr. Osmond,

At your request, Hamer Environmental (Hamer) wetland staff completed a site assessment of Island County parcel R32923-398-4870, located at 5786 Bob Galbreath Rd, Clinton, WA 98236. On July 16th, 2020, Hamer staff assessed areas within 300-feet of your proposed project for indicators of wetland conditions. One previously mapped Category D Native Plant wetland was delineated on-site (Wetland A). Attached to this Letter of Determination (LoD) is the Existing Conditions map for the site assessment (Attachment A). This LoD describes the methods of our assessment, summarizes the existing conditions of the study area, and supplies all necessary data sheets. It is intended to support review by Island County (County) for compliance with the County Critical Areas Regulations (Chapter 17.02B).

METHODS

Hamer scientists rely on the *U.S. Army Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory 1987) as amended with the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast (Version 2.0)* (USACE 2010) to assess for wetland conditions. Wetland boundaries are delineated where indicators for hydrophytic vegetation, hydric soils, and wetland hydrology are present. Plant indicator status and scientific plant names are identified using the *National Wetland Plant List: 2014 Update of Wetland Ratings* (Lichvar et al. 2014) and any updates to the *National Wetland Plant List* (USACE 2016). Soil characteristics are recorded and classified using the *Field Book for Describing and Sampling Soils* (USDA, NRCS 2012). Hydric soil conditions are assessed using *Field Indicators of Hydric Soils in the United States, Version 8.1* (USDA, NRCS 2017). USACE

Wetland Determination Data Forms for the delineated wetland are attached (Attachment B). GPS coordinates for wetland boundaries are collected in the field using the Trimble GEOxt handheld GPS unit. Wetlands extending outside of the subject parcel are approximated and remotely delineated using field observations, aerial imagery, topographic contours, and LiDAR maps.

Wetland buffer widths are determined using the *Island County Wetland Identification Guide* (Island County 2008). Buffer widths take into account the land use intensity near and adjacent to delineated wetlands, whether the wetland has an existing outlet, the wetland type category, and slope gradient between the proposed development and the wetland. Attached are the Land Use Intensity and Wetland Buffer worksheets (Attachment C and D)

EXISTING CONDITIONS

A desktop analysis prior to the site assessment indicated one Category D Native Plant wetland mapped by the County. Hamer staff delineated the boundaries of the wetland, Wetland A. Dominant vegetation within wetland A included forested, scrub-shrub, and emergent strata. Non-native reed canarygrass (*Phalaris arundinacea*) was pervasive throughout the observed areas of the wetland. Other dominant vegetation observed within Wetland A include Pacific willow (*Salix lasiandra*), oceanspray (*Holodiscus discolor*), and hardhack (*Spiraea douglasii*). Soils within the wetland consist of sandy loam with a dark matrix. Prominent redox concentrations were observed within the matrix from 7 to 16 inches of the soil profile. No standing water was observed at the time of the site assessment, but large areas of sparsely vegetated concave surface indicate the presence of sustained standing water at some point during the year. No standing snags or downed large woody debris were observed within the wetland during the site assessment. Figure 1 is an overview of the existing conditions observed with Wetland A during the site assessment.



Figure 1. Overview of Wetland A.

Wetland A was rated using the County Land Use Intensity Worksheet and Wetland Buffer Worksheet. It is a Category D – Native Plant wetland with a Habitat Score of 18. The land use intensity was rated as “high” because the 5-acre lot will be covered with more than 10% impervious surface (Approximately 0.89-acres). No outlet for Wetland A was observed. According to Table 3 within the Wetland Buffer Worksheet, Wetland A requires a 90-foot buffer width. Table 1 contains a summary of Wetland A characteristics. No other wetland conditions were observed within 300-feet of the proposed project site.

Table 1. Summary of Wetland A characteristics.

Critical Area	Habitat Score	Land Use Intensity	Wetland Outlet	Wetland Category	Slope Gradient	Proposed Buffer Width (feet)
Wetland A	18	High	None observed	D – Native Plant Wetland	2%	90

Please contact us with any additional questions or concerns.

Respectfully Submitted,



Candice Trusty
Environmental Scientist and Wetland Specialist



Adam Crispin, PWS
Fisheries Biologist and Wetland Scientist

Rec'd Island County
JUL 28 2020
Community Development

REFERENCES

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Rec'd Island County
JUL 28 2020
Community Development

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Rcv'd Island County
JUL 28 2020
Community Development

ATTACHMENT A






Rcv'd Island County
JUL 28 2020
Community Development

Existing Conditions

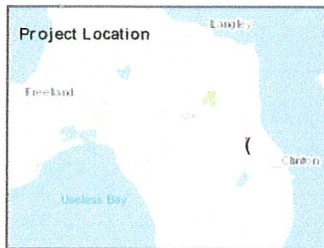
Osmond -
R32923-398-4870

July 16, 2020

NAD 1983 HARN State Plane
Washington North FIPS 4601 (US Ft)

-  Delineated Wetland Boundary
-  Estimated Wetland Boundary
- 90-ft Buffer
-  Sample Point
-  Approximate proposed project site
-  Parcel Boundary

*Not Survey Grade



0 30 60 120 Feet

 hamer.



Data Sources: Data.gov, WA State Geospatial Open Data Portal, WEDOT GIS Data Portal, USDA: NRCS Geospatial Data Gateway, Washington State Department of Ecology, USFWS NWI Data Portal, WA DNR GIS Open Data, WA FWS Salmoncage, FEMA.gov NFIH Updated: 2020

Rev'd Island County
JUL 28 2020
Community Development

Island County Planning and Community Development Field Indicators Worksheet

The Field Indicators Worksheet will help you and the County determine if a wetland or wetland buffer is on your property. Applicants for permits for single family residential uses must either complete this Worksheet or, at their option, hire a wetland professional to complete a Wetland Report that includes the elements of the Worksheet. All other applicants (commercial or non-residential) must do the latter, if the County verifies that the development proposal is for land that contains or is affected by a wetland.

The comments section of this Worksheet may be used to record any particulars or information about your property. You may attach additional pages and photographs.

The County will verify the information provided in this Worksheet or related wetland report.

This Worksheet must be included with every application for development. Prospective purchasers may also ask the County to review the Worksheet to assist them in determining whether the property they are interested in purchasing contains wetlands.

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Community Development

Applicant Name (please print): _____

Date: _____

Parcel or Key Number: _____

Hydrology

The presence of water is the most obvious and common indicator of a wetland. There are several factors that must be considered in describing whether or not you have water on your property. Some wetlands have standing water all year long; others are soggy only during wetter months of the year; and, others appear wet only after storm events.

1. Is there ever standing water on the property?

☐ Yes ☐ No

If No, proceed to question #3

If Yes, is it:

☐ 4 weeks - 4 months ☐ 4 months - 8 months - Seasonally ☐ 8 months - Year Round

2. If you answered yes to question #1, are the surrounding adjacent areas:

Topographically higher ☐ Yes ☐ No

Topographically lower ☐ Yes ☐ No

Topographically the same elevation ☐ Yes ☐ No

3. When you dug the hole, did you observe any water within 10 inches of the ground surface?

☐ Yes ☐ No

4. Identify any features through which water flows onto your property (Check all that apply)

☐ Stream ☐ Culverts ☐ Ditches ☐ Roadside Ditch

☐ Storm Drains ☐ Ponds, lakes, estuaries ☐ Pumps ☐ Other _____

5. Identify any features through which water flows off of your property (Check all that apply)

☐ Stream ☐ Culverts ☐ Ditches ☐ Roadside Ditch

☐ Storm Drains ☐ Ponds, lakes, estuaries ☐ Pumps ☐ Other _____

6. Are there defined ditches/channels on, or near your property that have water?

☐ Yes, there are ditches/channels that have occasional water flow (e.g. after storm events).

☐ Yes, there are ditches/channels that have regular water flow during wet months.

☐ Yes, there are ditches/channels that have water flow all year long.

☐ No, there are no defined channels

If Yes, how wide is defined channel?

☐ Large (>2 ft across) ☐ Small (<2 ft across) ☐ Grass Lined Swale (dried up pond)

Comments:

Hydrology Map

Please refer to the *Hydrology Map Example* found in the *Wetland Identification Guide* for instructions

Draw a close approximation of the features you listed in questions 1-6 of the Hydrology section of the Field Indicators Worksheet. Please label the features and approximate dimensions. You may also include areas where wetland vegetation was observed and sites where you performed your soil samples. An organized and informative drawing will help make our site visit more efficient. For greater accuracy, you may obtain an aerial map of your parcel from the Island County Planning and Community Development offices, and use it as the base layer for your map. The Hydrology Map section of the *Island County Wetland Identification Guide* has further information.

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JUL 28 2020
Community Development

Comments:

Existing Conditions

Osmond -
R32923-398-4870

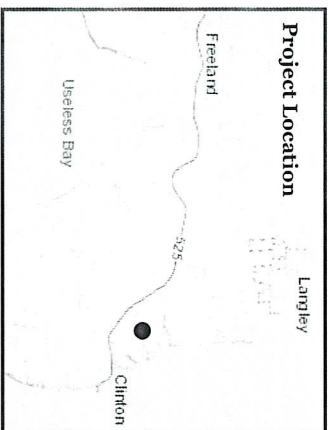
July 16, 2020

MAD 1983 HARN State Plane
Washington North TIPS 4601 (US Ft)

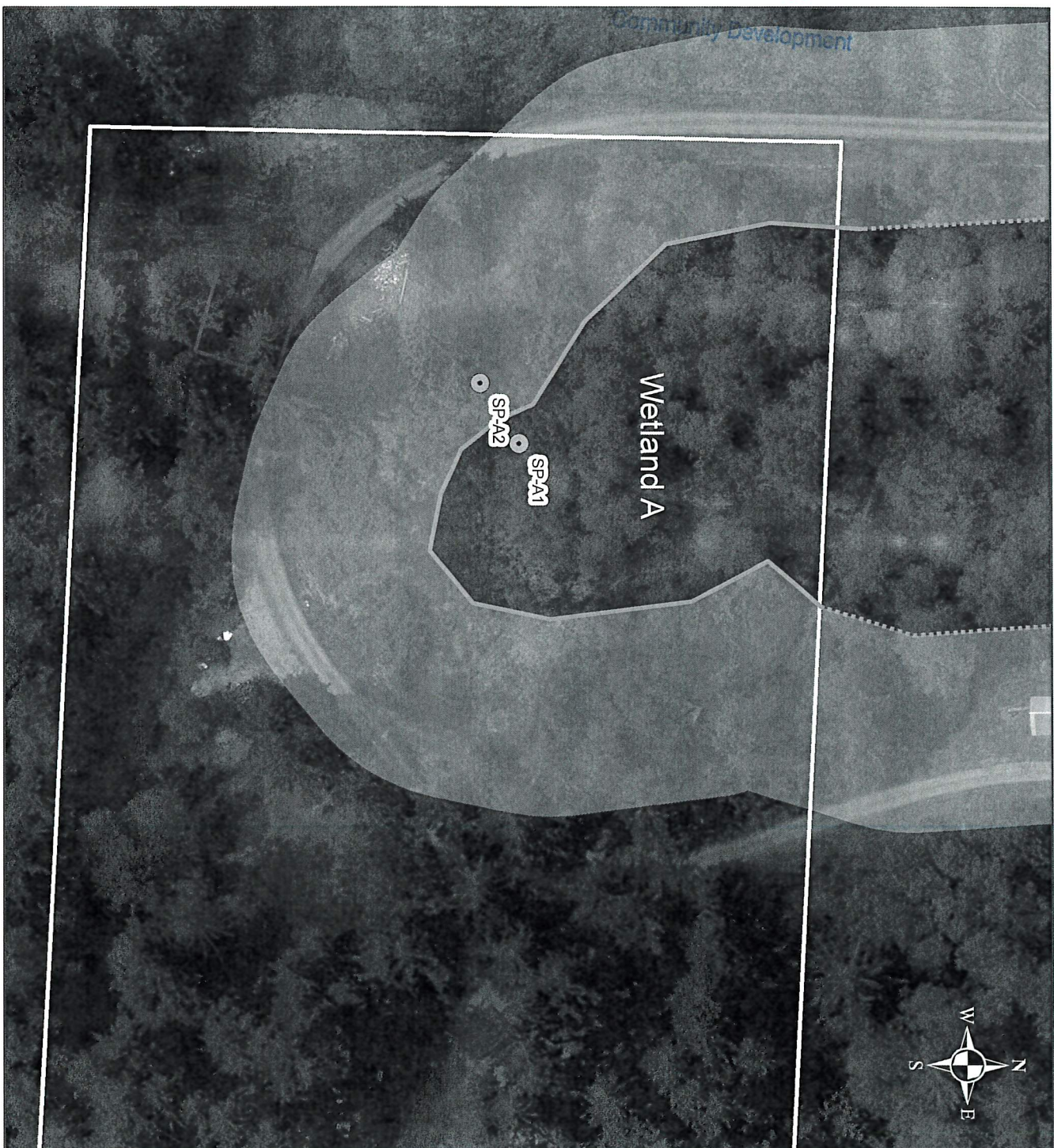
- Delineated Wetland Boundary
- Estimated Wetland Boundary
- 90-ft Buffer
- Sample Point
- Approximate proposed project site
- Parcel Boundary

*Not Survey Grade

Project Location



hamer.



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Rcv'd Island County
JUL 28 2020
Community Development

ATTACHMENT B

Community Development

JUL 28 2020

Howd Island County

Community Development

JUL 28 2020

Row'd Island County

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WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Osmond Wetland Delineation City/County: Island County Sampling Date: 7/16/2020
 Applicant/Owner: Brendan Osmond State: WA Sampling Point: SP-A1
 Investigator(s): Candice Trusty Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): concave Slope (%): 2
 Subregion (LRR): A Lat: 47.988405 Long: -122.378079 Datum: NAD83HARN
 Soil Map Unit Name: 2026 Uselessbay-Utsalady complex, 0 to 10 percent slopes NWI Classification: PFO/PSS/PEM

Are climatic / hydrologic conditions on the site typical for this time of year? ☒ Yes ☐ No (If no, explain in Remarks.)
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? ☒ Yes ☐ No
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? <input checked="" type="radio"/> Yes <input type="radio"/> No	Is the Sampled Area within a Wetland? <input checked="" type="radio"/> Yes <input type="radio"/> No
Hydric Soil Present? <input checked="" type="radio"/> Yes <input type="radio"/> No	
Wetland Hydrology Present? <input checked="" type="radio"/> Yes <input type="radio"/> No	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15ft x 15ft)	Absolute % Cover	Dom. Sp.?	Relative % Cover	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66.7%</u> (A/B)														
1. <u>Salix lasiandra</u>	45	Y	100.0	FACW															
2. _____	_____	_____	_____	_____															
3. _____	_____	_____	_____	_____															
4. _____	_____	_____	_____	_____															
45 = Total Cover					Prevalence Index worksheet: <table border="1"> <thead> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>135</u></td> <td>x 2 = <u>270</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>2</u></td> <td>x 4 = <u>8</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>137</u> (A)</td> <td><u>278</u> (B)</td> </tr> </tbody> </table> Prevalence Index = B/A = <u>2.029</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>135</u>	x 2 = <u>270</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>2</u>	x 4 = <u>8</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>137</u> (A)	<u>278</u> (B)
Total % Cover of:	Multiply by:																		
OBL species <u>0</u>	x 1 = <u>0</u>																		
FACW species <u>135</u>	x 2 = <u>270</u>																		
FAC species <u>0</u>	x 3 = <u>0</u>																		
FACU species <u>2</u>	x 4 = <u>8</u>																		
UPL species <u>0</u>	x 5 = <u>0</u>																		
Column Totals: <u>137</u> (A)	<u>278</u> (B)																		
Sapling/Shrub Stratum (Plot size: _____)																			
1. _____	_____	_____	_____	_____															
2. _____	_____	_____	_____	_____															
3. _____	_____	_____	_____	_____															
4. _____	_____	_____	_____	_____															
5. _____	_____	_____	_____	_____															
_____ = Total Cover																			
Herb Stratum (Plot size: 15ft x 15ft)																			
1. <u>Phalaris arundinacea</u>	90	Y	100.0	FACW	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0¹ <input type="checkbox"/> 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation¹ (Explain) ¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
2. _____	_____	_____	_____	_____															
3. _____	_____	_____	_____	_____															
4. _____	_____	_____	_____	_____															
5. _____	_____	_____	_____	_____															
6. _____	_____	_____	_____	_____															
7. _____	_____	_____	_____	_____															
8. _____	_____	_____	_____	_____															
9. _____	_____	_____	_____	_____															
10. _____	_____	_____	_____	_____															
11. _____	_____	_____	_____	_____															
90 = Total Cover																			
Woody Vine Stratum (Plot size: _____)																			
1. <u>Rubus ursinus</u>	2	Y	100.0	FACU															
2. _____	_____	_____	_____	_____															
2 = Total Cover																			
% Bare Ground in Herb Stratum <u>10</u>																			
Remarks: <u>Community Development</u> <u>JUL 28 2020</u>																			

SOIL

Sampling Point: SP-A1

HYDROLOGY

US Army Corps of Engineers (WSDOT Adapted Form - Updated May 2017)

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Osmond Wetland Delineation City/County: Island County Sampling Date: 7/16/2020
 Applicant/Owner: Brendan Osmond State: WA Sampling Point: SP-A2
 Investigator(s): Candice Trusty Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): concave Slope (%): 2
 Subregion (LRR): A Lat: 47.988405 Long: -122.378079 Datum: NAD83HARN
 Soil Map Unit Name: 2026, Uselessbaycomplex, 5 to 30 percent slopes NWI Classification: upland

Are climatic / hydrologic conditions on the site typical for this time of year? ☒ Yes ☐ No (If no, explain in Remarks.)
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? ☒ Yes ☐ No
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? <input checked="" type="radio"/> Yes <input type="radio"/> No	Is the Sampled Area within a Wetland? <input type="radio"/> Yes <input checked="" type="radio"/> No
Hydric Soil Present? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Wetland Hydrology Present? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15ft x 15ft)	Absolute % Cover	Dom. Sp.?	Relative % Cover	Indicator Status
1. <i>Thuja plicata</i>	40	Y	100.0	FAC
2. _____				
3. _____				
4. _____				
40 = Total Cover				
Sapling/Shrub Stratum (Plot size: 15ft x 15ft)	Absolute % Cover	Dom. Sp.?	Relative % Cover	Indicator Status
1. <i>Rubus armeniacus</i>	40	Y	50.0	FAC
2. <i>Rubus laciniatus</i>	40	Y	50.0	FACU
3. _____				
4. _____				
5. _____				
80 = Total Cover				
Herb Stratum (Plot size: 15ft x 15ft)	Absolute % Cover	Dom. Sp.?	Relative % Cover	Indicator Status
1. <i>Phalaris arundinacea</i>	20	Y	36.4	FACW
2. <i>Urtica dioica</i>	30	Y	54.5	FAC
3. <i>Polystichum munitum</i>	5	N	9.1	FACU
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
55 = Total Cover				
Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dom. Sp.?	Relative % Cover	Indicator Status
1. <i>Rubus ursinus</i>	70	Y	100.0	FACU
2. _____				
70 = Total Cover				
% Bare Ground in Herb Stratum _____				
Remarks:				

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>20</u>	x 2 = <u>40</u>
FAC species <u>110</u>	x 3 = <u>330</u>
FACU species <u>115</u>	x 4 = <u>460</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>245</u> (A)	<u>830</u> (B)

Prevalence Index = B/A = 3.388

Hydrophytic Vegetation Indicators:

☐ 1 - Rapid Test for Hydrophytic Vegetation

☒ 2 - Dominance Test is >50%

☐ 3 - Prevalence Index is ≤3.0'

☐ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

☐ 5 - Wetland Non-Vascular Plants¹

☐ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? ☒ Yes ☐ No

SOIL

Sampling Point: SP-A2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)									
Depth (inches)	Matrix		Redox Features				Texture	Remarks	
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²			
0-7	10YR	2/2	100					Sandy Loam	
7-8									Ash layer
8-16	10YR	4/4	100					Sandy Loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Redox Depressions (F8)	Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
---	--

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? <input type="radio"/> Yes <input checked="" type="radio"/> No
--	---

Remarks:
Well drained

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one required; check all that apply)</u>				<u>Secondary Indicators (2 or more required)</u>	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Drainage Patterns (B10)		
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)		
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)		
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Geomorphic Position (D2)		
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)		
<input type="checkbox"/> Drift Deposits (B3)			<input type="checkbox"/> FAC-Neutral Test (D5)		
<input type="checkbox"/> Algal Mat or Crust (B4)			<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)		
<input type="checkbox"/> Iron Deposits (B5)			<input type="checkbox"/> Frost-Heave Hummocks (D7)		
<input type="checkbox"/> Surface Soil Cracks (B6)					
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)					
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)					

Field Observations: Surface Water Present? <input type="radio"/> Yes <input checked="" type="radio"/> No Depth (inches): _____ Water Table Present? <input type="radio"/> Yes <input checked="" type="radio"/> No Depth (inches): _____ Saturation Present? <input type="radio"/> Yes <input checked="" type="radio"/> No Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? <input type="radio"/> Yes <input checked="" type="radio"/> No
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

ATTACHMENT C

Rec'd Ireland County
JUL 28 2020
Community Development

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Gov'd Island County
JUL 28 2020
Community Development

Island County Planning and Community Development

LAND USE INTENSITY WORKSHEET

For all applications for any development proposal related to a Single Family Home that involves property **containing or affected by a wetland**, the single family landowner/applicant must either complete this Worksheet, or at their option they may hire a wetland professional to prepare a wetland report that includes the elements of this worksheet. For all other applications (non-residential or commercial), a private wetland professional must prepare a wetland report that contains the elements of this worksheet.

This Worksheet helps the County determine the Intensity of the uses or structures proposed for development. Land Use Intensity is a key determiner of the appropriate wetland buffer size.

Wetland buffers are established by two factors: 1) the type of wetland, and 2) the intensity of the development for your land. For property that is or will be developed for a single family home use, the *Rural Stewardship Plan* is an option for landowners to utilize for reducing a property's land use intensity level and protecting natural resources. Please ask Planning staff for more information about the Rural Stewardship Plan.

RECEIVED
JUL 28 2020
Island County

Applicant Name (please print): Brendan Osmond

Date: 07/24/2020

Parcel or Key Number: R32923-398-4870

Intensity Level (circle one): **Low** **Medium** **High**

For County Use Only

Confirmation Date: _____

Confirmed By: _____

1. Land Use & Parcel Size (Check one):

- ☐ My lot is, or will be, used for commercial, industrial, or other non-residential purposes – If you checked this, please select one of the following:
- ☐ My lot is **less** than 5 acres - If you checked this, yours is likely a **High** intensity use and you do not need to continue with this worksheet.
 - ☐ My lot is **greater than or equal to** 5 acres - If you checked this, yours is likely a **Medium** intensity use and you do not need to continue with this worksheet.
- ☒ My lot is, or will be, used for residential purposes - If you checked this, please select one of the following:
- ☐ My lot is **less than 1 acre**. If you checked this, yours is a **High** intensity use.
 - ☐ My lot is from **1 acre to 2.49 acres** in size – Proceed to Question 2.a
 - ☐ My lot is from **2.5 acres to 4.99 acres** – Proceed to Question 2.b
 - ☒ My lot is from **5 acres to 9.99 acres** in size - Proceed to Question 2.c
 - ☐ My lot is from **10 acres to 19.99 acres** in size - Proceed to Question 2.d
 - ☐ My lot is greater than or equal to **20 acres in size** - Proceed to Question 2.e
-

2. Cleared area and/or impervious surface for residential uses:

If your parcel qualifies for 2 different Land Use Intensity ratings, you must choose the higher intensity rating.

a. Lots 1 acre to 2.49 acres (check one of the following):

- ☐ More than 50% of my lot is, or will be, cleared **or** more than 10% of my lot is, or will be, covered with an impervious surface – You are **High** intensity*
- ☐ Less than 35% of my lot is, or will be, cleared **and** less than 5% of my lot is, or will be, covered with an impervious surface – You are **Low** intensity - proceed to question 3
- ☐ From 35% to 50% of my lot is, or will be, cleared, **or** from 5% to 10% of the lot is or, will be, covered with an impervious surface – You are **Medium** intensity*

b. Lots **2.5 acres to 4.99 acres** (check one of the following):

- ☐ More than 45% of my lot is, or will be, cleared **or** more than 10% of my lot is, or will be, covered with an impervious surface – You are initially **High** intensity*
- ☐ Less than 30% of my lot is, or will be, cleared **and** less than 5% of my lot is, or will be, covered with an impervious surface – You are initially **Low** intensity - Proceed to question 3
- ☐ From 30% to 45% of my lot is, or will be, cleared **or** from 5% to 10% of the lot is, or will be, covered with an impervious surface – You are **Medium** intensity*

c. Lots **5 acres to 9.99 acres** (check one of the following):

- ☒ More than 40% of my lot is, or will be, cleared **or** more than 10% of my lot is, or will be, covered with an impervious surface – You are initially **High** intensity*
- ☐ Less than 25% of my lot is, or will be, cleared **and** less than 5% of my lot is, or will be, covered with an impervious surface – You are initially **Low** intensity - Proceed to question 3
- ☐ From 25% to 40% of my lot is, or will be, cleared **or** from 5% to 10% of the lot is, or will be, covered with an impervious surface – You are **Medium** intensity*

Community Development
JUL 28 2020
Floyd Island County

d. Lots **10 acres to 19.99 acres** (check one of the following):

- ☐ More than 35% of my lot is, or will be, cleared **or** more than 10% of my lot is, or will be, covered with an impervious surface – You are initially **High** intensity*
- ☐ Less than 20% of my lot is, or will be, cleared **and** less than 5% of my lot is, or will be, covered with an impervious surface – You are initially **Low** intensity - Proceed to question 3
- ☐ From 20% to 35% of my lot is, or will be, cleared **or** from 5% to 10% of the lot is, or will be, covered with an impervious surface – You are **Medium** intensity*

e. Lots **greater than or equal to 20 acres** (check one of the following):

- ☐ More than 30% of my lot is, or will be, cleared **or** more than 10% of my lot is, or will be, covered with an impervious surface – You are initially **High** intensity*
- ☐ Less than 15% of my lot is, or will be, cleared **and** less than 5% of my lot is, or will be, covered with an impervious surface – You are initially **Low** intensity - Proceed to question 3
- ☐ From 15% to 30% of my lot is, or will be, cleared **or** from 5% to 10% of the lot is, or will be, covered with an impervious surface – You are **Medium** intensity*

3. Low Intensity Requirements:

Residential uses that are classified as Low intensity **must include each** of the following standards in order to retain the low intensity designation.

- Structures, patios and decks shall be setback fifteen (15) feet from the outer edge of the wetland buffer; and
- Exterior lighting fixtures shall comply with the lighting standards of Chapter 17.03 ICC and shall be shrouded and directed away from a Wetland or Wetland Buffer; and
- Fertilizers, pesticides and herbicides shall not be applied in a manner that adversely impacts Wetland Functions or their Wetland Buffers; and
- Storm water from Impervious Surfaces shall be controlled before it reaches the Wetland Buffer.

Pov'd Island County
JUL 28 2020
Community Development

**Note: A Land Use Intensity rating may be reduced through enrollment in the County's Rural Stewardship Plan. A commitment to the requirements outlined in the RSP can reduce your property's intensity score from High to Medium, or from Medium to Low. Such a reduction comes with significant added responsibility for current and future landowners. Please contact Planning and Community Development staff for more information.*

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Rov'd Island County
JUL 28 2020
Community Development

ATTACHMENT D

Rov'd Island County
JUL 28 2020
Community Development

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Rev'd Island County
JUL 28 2020
Community Development

Island County Planning and Community Development

WETLAND BUFFER WORKSHEET

This Wetland Buffer Worksheet must be submitted with any development proposal related to a Single Family Home that involves property containing or affected by a wetland; or, at the single family homeowner's option, a Wetland Report including the elements of this Worksheet can be prepared by a Wetland Professional hired by the Single Family homeowner/applicant. A wetland report containing the elements of this worksheet, and prepared by a private wetland professional, will be required of all other applicants (non-residential or commercial) when the proposed development is on land that contains or is affected by a wetland or wetland buffer.

The following questions are designed to help you identify important characteristics of the wetland and the area surrounding it. Your answers should apply to the **entire wetland**, not just the part that is on your property. This Worksheet, along with information from the Land Use Intensity Worksheet, will help County planners determine the buffer width for your wetland. A buffer is the vegetated area adjacent to the boundary of a wetland that protects it from disturbance and inputs to protect water quality and habitat.

Island County
JUL 28 2020
Community Development

Applicant Name (please print): Brendan Osmond

Date: 07/24/2020

Habitat Score: 18 (from Page WBW:7 of this Worksheet)

Wetland Buffer: 90 feet

For County Use Only

Confirmation Date: _____

Confirmed By: _____

Describe and Score the Wetland and Its Surroundings

1. High Priority Wetland Type

Does all or part of your wetland meet the definition of any of the following wetland types? Maps showing known locations of these types are available from the County. However, not all locations are known, so you should evaluate your wetland independently to see if it meets these definitions.

___ **Bog:** A relatively undisturbed Wetland with at least seventy percent (70%) ground cover of mosses; or with water with a pH of less than 5.0; or with more than thirty percent (30%) cover of Sitka Spruce, Western Red Cedar, Western Hemlock or Lodgepole Pine; and a preponderance of plants that are listed as bog species in Table 3 of the *2004 Wetland Rating System* prepared by the Washington State Department of Ecology; and having Peat or Muck soils at least sixteen (16) inches deep. Many Bogs are fed largely by precipitation. County maps identify the location of some but not all Bogs. *See also Relict Bog. If the criteria are met, put an "X" the space at the beginning of this definition.* Many Bogs have acidic conditions, low nutrient levels; soils classified as peat or muck; and are fed largely by precipitation.

___ **Coastal Lagoon Wetland:** A wetland located within a shallow water body adjacent to marine waters that is partly or completely separated from Puget Sound by a barrier beach. A Coastal Lagoon receives periodic influxes of salt water which may occur from storm surges or flow through porous beach sediments. The water in a Coastal Lagoon is saline or brackish (>0.5 ppt measured near the bottom) during most of the year. *If the criteria are met, put an "X" in the space at the beginning this definition.*

___ **Delta Estuary Wetland:** An Estuarine wetland located directly adjacent to or within a Delta Estuary. These wetlands are located on the north end of Camano Island adjacent to the mouth of the Skagit and Stillaguamish Rivers. *If the criteria are met, put an "X" in the space at the beginning of this definition.*

___ **Estuarine Wetland:** A tidal wetland containing emergent vegetation that is usually semi-enclosed by land but has open or partly obstructed access to Puget Sound. *If the criteria are met, put an "X" in the space at the beginning of this definition.*

If the wetland meets one of the above, your buffer can be determined from the chart below; if not, please continue to the remaining questions.

The type of wetland you marked above gives a preliminary determination of the width of the buffer that may be recommended for a new Development Proposal. Select the largest applicable buffer from Table 1 below. **You are then done with this assessment.**

Table 1				
Intensity Level (Intensity Worksheet)	Bog	Coastal Lagoon wetland	Delta Estuary wetland	Estuarine
Low	125 ft	100 ft	40 ft	30 ft
Moderate	190 ft	150 ft	90 ft	55 ft
High	250 ft	200 ft	125 ft	90 ft

2. Vegetation Forms (maximum of 4 points):

Which kinds of plant forms cover more than 10% of the wetland's vegetated area? *Mark each kind with a "1" in the line next to it.*

Aquatic Plants (e.g., coontail, pond lily) _____
Herbs (e.g., grasses, wildflowers, ferns) X
Shrubs (e.g., willow, elderberry, alder, salmon berry) X
Trees (e.g., cedar, sitka spruce, hemlock) X

Sum the numbers and insert here (Maximum of 4 points): 3

3. Non-native Plant Cover (maximum of 6 points)

Are non-native plants present in your wetland? *Check all that apply.*

Non-native Shrubs and Vines (a partial list):

 X Himalayan Blackberry
 X Evergreen Blackberry
 Holly
 Others. List: _____

Non-Native Herbs (a partial list):

 X Reed Canary Grass
 Velvetgrass
 X Creeping Buttercup
 Yellow Iris
 Hairy Willow-herb
 English Ivy
 Canada Thistle, Bull Thistle
 Eurasian Milfoil
 Others. List: _____

* Note: This list is not comprehensive. You may wish to consult *Flora of the Pacific Northwest* (C. Leo Hitchcock and Arthur Cronquist, University of Washington Press)

*Now estimate the approximate percent of the entire wetland's **vegetated area** covered by non-native species:*

 Less than 5% (6 points; put "6" in the space to the left)
 X From 5 to 50% (3 points; put "3" in the space to the left)
 More than 50% (0 points; put "0" in the space to the left)

Insert the point value here (Maximum of 6 points): 3

4. Dead Wood (maximum of 2 points):

What kind of dead wood is found in the wetland? *Insert the points at the beginning of all lines where applicable.*

 Multiple large fallen logs greater than 4 inches in diameter at their base and longer than 6 ft (1 point)
 Multiple large standing dead trees greater than 4 inches in diameter at chest height (1 point)
 X Neither of the above (0 points)

Sum the numbers and insert here (Maximum of 2 points): 0

10. Other Priority Wetland Types

Does all or part of the wetland meet the definition of any of the following wetland types? Maps showing known locations of some of these types are available from the County. However, not all locations are known, so you should evaluate your wetland independently to see if it meets these definitions.

___ **Mature Forested Wetland:** A Wetland one (1) acre or larger in size in which the tree canopy within the vegetated part of the Wetland is comprised predominantly of trees having diameters eighteen (18) inches or larger measured at 4.5 feet above ground level or the oldest trees are 80-200 years old; crown cover may be less than 100%; and, decay, decadence, number of snags and quantity of downed material is generally less than found in old-growth forests. County maps will identify Mature Forested Wetlands as they are located through review of Development Proposals. If the criteria are met, put a "**A**" in the space that began this definition.

___ **Large Ponded Wetland:** A non-Estuarine Wetland with visible evidence of at least five (5) acres of standing surface water in any part of the Wetland during most of the Growing Season for a normal year. If the criteria are met, put a "**B**" in the space that began this definition.

___ **Wetland Associated With a Bog, Coastal Lagoon, or Delta Estuary:** A Wetland that has a wetland outlet that connects the Wetland directly to a Bog, Coastal Lagoon or Delta Estuary, or is within 500 feet of a Bog, Coastal Lagoon or Delta Estuary in a n uphill direction and within the same Contributing Area. If the criteria are met, put a "**B**" in the space that began this definition.

___ **Anadromous Fish Stream Wetland:** A Wetland that has a Wetland Outlet that connects the Wetland directly to an Anadromous Fish Stream or is within 500 feet of an Anadromous Fish Stream in an uphill direction and within the same Watershed. If the criteria are met, put a "**B**" in the space that began this definition.

___ **Resident Salmonid Stream Wetland:** A Wetland that has a Wetland Outlet that connects the Wetland directly to an Resident Salmonid Stream or is within 500 feet of an Resident Salmonid Stream in an uphill direction and within the same Watershed. If the criteria are met, put a "**C**" in the space that began this definition.

___ **Mosaic Wetland:** A group of two or more Wetlands, each less than one (1) acre in size; located, on average, less than one hundred (100) feet apart; and at least fifty percent (50%) of the surface area of Wetland and upland, taken together, is comprised of Wetlands. The group of Wetlands, including the upland area between the Wetlands, will be regulated as one Wetland. If the criteria are met, put a "**C**" in the space that began this definition.

___ **Small Ponded Wetland:** A non-Estuarine Wetland with visible evidence of water forming a contiguous surface area of at least one (1) acre in any part of the Wetland during most of the Growing Season for a normal year. If the criteria are met, put a "**D**" in the space that began this definition.

___ **D Native Plant Wetland:** A Wetland with visible evidence that at least a majority of its vegetated surface area is covered by Native Species at some time of the year. If your wetland received a score of "6" or "3" for question 3 and if the criteria are met, put a "**D**" in the space that began this definition.

___ **(None of the Above).** Put an "**E**" in the space to the left.

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JUL 28 2020
Community Development

- 11.** Using Table 3 below, do a preliminary determination of the width of the buffer for a new Development Proposal. Do so by considering its Wetland Type (from question 10), whether it has an outlet, and the assessment you did using the Land Use Intensity Worksheet. If more than one letter (column headings) applies, select the one resulting in the largest buffer.

Table 3						
Intensity Level (Intensity Worksheet)	Wetland Outlet	Wetland Type Category (from question 10)				
		A	B	C	D	E
Low	Yes	40 ft	35 ft	30 ft	25 ft	20 ft
	No	75 ft	50 ft	40 ft	35 ft	25 ft
Moderate	Yes	90 ft	65 ft	55 ft	45 ft	30 ft
	No	105 ft	90 ft	75 ft	60 ft	40 ft
High	Yes	125 ft	110 ft	90 ft	65 ft	40 ft
	No	175 ft	150 ft	125 ft	90 ft	50 ft

- 12.** For Development Proposals on lots that are sloped between the proposed development and the wetland, increase the buffer recommendation in Table 3 using the multipliers in Table 4. However, a buffer wider than 300 feet will not be required.

Table 4	
Slope Gradient	Additional Buffer Multiplier
5-14%	1.3
15-40%	1.4
>40%	1.5

Buffers may be decreased, averaged or increased based upon the buffer's condition and ability to perform its functions. The buffer as initially determined from the Land Use Intensity and Wetland Buffer Worksheets is subject to confirmation by the County.

If the wetland and/or buffer size leaves no room for the use of the property, there are options available to make sure that the wetland can be protected and still make your land usable for uses allowed under the zoning code. If this is your situation, please contact the Island County Critical Areas Planner to discuss your options.

Revised Island County
Community Development
2-8-2020

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Roy'd Island County
JUL 28 2020
Community Development

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JUL 28 2020
Community Development

Exhibit D

Legal Notices



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522, Ext. 7339 ■ from S. Whidbey (360) 321-5111, Ext. 7339 FAX: (360) 679-7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <http://www.islandcountywa.gov/planning/>

Brendan & Tiffany Osmond
5786 Bob Galbreath Rd.
Clinton, WA 98236

August 16, 2022

Re: Notice of Complete Application: File #163/22 SPR - Type III Decision

Land Use Proposal: Home Industry focusing on furniture and cabinet production with a spray booth on an existing property.

Assessor Parcel No: R32923-398-4870

This letter is the formal Notice of a Complete Application for the land use application you submitted to Island County on June 8, 2022. Your application was deemed complete on June 22nd, 2022. We have received the basic documents required to begin our review of the proposed site design and land use. Chloe Bonsen is the planner assigned to coordinate the detailed review of your application.

Your land use application is categorized as a Type III decision. The following dates are very important in the process. These dates will be determined at a later date.

Once determined our sign and an affidavit of posting will be ready for pick up at our Coupeville Office. If your sign is not posted or your affidavit is not received by Island County by the specified dates, the review process will start over, and the review timeframes extended accordingly. The applicant is required to pay all costs of the second Notice of Application and public comment period. Please read the attached public notice requirements very carefully.

A Type III application is reviewed by County departments and other agencies that have jurisdiction over the land use proposal. If our analysis cannot be completed with the information you have already provided, we will send you one letter that incorporates comments from the reviewing agencies, requests additional information, and stop the review. The review will resume when we receive all the requested information.

To the extent known by this Department, in addition to Island County departments, the following agencies may have some jurisdiction over your land use proposal:

- Dept. of Ecology
- Dept. of Transportation
- Tribal Representatives
- Dept. of Health

A separate building permit is required for most structures. If a building permit is needed, you would be notified of building requirements through the building permit process.

If you have any questions regarding your application, please feel free to contact me by calling (360) 678-7822 or by e-mail at c.bonsen@islandcountywa.gov.

Sincerely,
Chloe Bonsen
Planning and Community Development



**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

Date of issuance: February 18th, 2023

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

Date of notice of application: February 18th, 2023

Comment due date: March 4th, 2023

Staff Contact: Chloe Bensen **email:** c.bensen@islandcountywa.gov **phone:** 360-678-7822

File Number: 163/22 SPR **Applicant:** Brendan & Tiffany Osborne

Location: 5786 Bob Galbreath Rd., Clinton, WA 98239

Proposal – Home Industry focusing on furniture and cabinet production with a spray booth on an existing property.

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:

All development will be located outside the wetland buffer, and best management practices will be followed with the EPA-approved spray booth and associated products.

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 4th, 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:

All development will be located outside of the wetland buffer. Best management practices will be followed.

Required Permits: Site Plan Review, Building permit



ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT
PO BOX 5000
COUPEVILLE, WA 98239-5000

AFFIDAVIT OF MAILING

I, Chloe Bensen holding the position of Assistant Planner for the Island County Planning and Community Development, do hereby depose and swear I did on the 15th day of February 2023, delivered to the County mail room for delivery to U.S. Postal Service a copy of the Legal Notice of Application with SEPA and Legal Notice of Hearing, in the matter referenced as 163/22 SPR to the persons listed below:

Joseph & Charlotte Cousins – 5876 Langley Rd, Langley WA 98260
Jon Kosa – 5840 Bob Galbreath Rd. Clinton, WA 98236
Chris & Dorothy Hallberg – P.O. Box 584, Langley WA 98260
Goldthorp Trustee – Rodney Clark – 6835 S. Twin Cedars Dr. Clinton WA 98236
Todd Co- Trustee – Joan & John Soderlund – 4550 Gravel Way, Clinton WA 98236
DJM Family LLC – 19805 N. Creekway Parkway #300, Bothell WA 98011
Seattle Lake View Homes LLC – c/o Sunbreak Holdings LLC – 14150 NE 20th St. Fi-99, Bellevue WA 98007


Signature

NOTICE of APPLICATION with SEPA

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 public comment period as described below may be the only opportunity to comment on the environmental impacts of the following proposal.**

File: 163/22 SPR, **Applicant:** Brendan & Tiffany Osmond **Location:** R32923-398-4870, Clinton.

Proposal: Home Industry focusing on furniture and cabinet production with a spray booth on an existing property.

The site is in or near: Mapped Wetlands and Steep Slopes

Staff Contact: Chloe Bonsen, c.bonsen@islandcountywa.gov

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review & 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 COMMENTS: must be received by 4:30 p.m. on **March 4, 2023**; mail to Island County Planning Department, PO Box 5000, Coupeville WA 98239; deliver to 1 NE 6th Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306.

To request notice of hearings, or receive a copy of the decision or information on appeals, contact us at the above address.



ISLAND COUNTY HEARING EXAMINER – PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Island County Hearing Examiner will hold a public hearing in the BOCC Hearing Room (B102); 1 NE 6th ST, Coupeville, WA 98239, **March 6, 2023, at 10 am** to consider the following:

APPLICATION: 163/22 SPR – Brendan & Tiffany Osmond

LOCATION: R32923-398-4870, Clinton; **PROPOSAL:** Home Industry focusing on furniture and cabinet production with a spray booth on an existing property.

ALL PERSONS interested in or desiring to speak on said proposal should be present at the time and place above specified or should file written comments with Island County Planning and Community Development before the above date. The hearing may be attended virtually via Teams: <https://tinyurl.com/4c4tyz4v> Meeting ID: 216 132 803 085 Passcode: CTLjzx or by phone: 1-323-433-2396 Phone Conference ID: 575 771 553#.

FURTHER INFORMATION may be obtained by contacting Island County Planning and Community Development, P.O. Box 5000, Coupeville, WA or contact Chloe Bonsen; 360-678-7822, c.bonsen@islandcountywa.gov

NOTICE of APPLICATION with SEPA

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 public comment period as described below may be the only opportunity to comment on the environmental impacts of the following proposal.**

File: 163/22 SPR, **Applicant:** Brendan & Tiffany Osmond **Location:** R32923-398-4870, Clinton.

Proposal: Home Industry focusing on furniture and cabinet production with a spray booth on an existing property.

The site is in or near: Mapped Wetlands and Steep Slopes

Staff Contact: Chloe Bensen, c.bensen@islandcountywa.gov

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review & 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 COMMENTS: must be received by 4:30 p.m. on **March 4, 2023**; mail to Island County Planning Department, PO Box 5000, Coupeville WA 98239; deliver to 1 NE 6th Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306.

To request notice of hearings, or receive a copy of the decision or information on appeals, contact us at the above address.

Planning & Community Development
PO Box 5000
Coupeville, Washington 98239-5000

Affidavit of Posting the Public Notice Sign

I, _____, am the applicant/authorized agent for an application for

on this parcel in Island County, do hereby depose and swear I did on the _____ day of

_____, 20____, post a public notice sign, prominently displayed, at the following location(s):

Advertising a review of the following application before the Planning and Community Development Division of Island
County:

Application Number: _____

Name of Applicant/Agent (print) _____

Signature of Applicant or Agent

STATE OF WASHINGTON)
COUNTY OF ISLAND)

Subscribed and sworn to before me this _____ day of _____,

20_____.

Notary Public in and for the State of Washington:

Name Printed

My Commission Expires: _____

Placement of the Sign: Place the sign to be clearly visible and readable from abutting public road(s) or at the principal entry point to the private property from the nearest public right-of-way. Make sure an interested party is not required to enter onto private property to read it and that information on the sign is not obscured by structures, vegetation or other site features. The lowest point of the sign should be at least three feet above the ground. You may need to use special measures to secure the sign to withstand wind and rain. **You must ensure that the sign remains posted and clearly visible until the final decision is issued, or the issuance of the decision may be delayed until the notice requirements are met.** If the sign is removed, blown down, or destroyed, call the Planning & Community Development department immediately for a replacement sign.

REMOVAL OF SIGN: You should remove the sign immediately after the decision is issued, **but not before.**

AFFIDAVIT OF POSTING: MUST BE NOTARIZED AND RETURNED PRIOR TO THE END OF THE PUBLIC COMMENT PERIOD.

Information to be Printed on the Sign:

Application No: 163/22 SPR Applicant: Brendan & Tiffany Osmond Staff Contact: Chloe Bonsen Date of Notice: February 18th, 2023	SEPA: A DNS is likely. The optional DNS process of WAC 197-11-355 is being used for this proposal. This may be the only opportunity to comment on the environmental impacts of this proposal.
Submit Comments By: March 4th, 2023 (End of Public Comment Period)	
Location: R32923-398-4870, Clinton Proposal: Home Industry focusing on furniture and cabinet production with a spray booth on an existing property. The site is in or near: Mapped Wetlands and Steep Slopes. Staff Contact: Chloe Bonsen, c.bonsen@islandcountywa.gov Public Hearing Date: 03/06/23 @ 10am Location: Island County BOCC room, Whidbey Island	
To submit written comments by the end of the public comment period, to request notice of hearings, to receive a copy of the decision, or to request information on appeal procedures, or other information, contact: ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT PO BOX 5000; COUPEVILLE, WA 98239 (360) 679-7339 (360) 321-5111 (360) 629-4522	

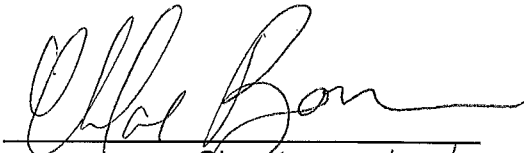


ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT
PO BOX 5000
COUPEVILLE, WA 98239-5000

AFFIDAVIT OF MAILING

I, Chloe Bonsen holding the position of Assistant Planner for the Island County Planning and Community Development, do hereby depose and swear I did on the 17th day of October 2022, delivered to the County mail room for delivery to U.S. Postal Service a copy of the Notice of Application with SEPA, in the matter referenced as 163/22 SPR to the persons listed below:

Joseph & Charlotte Cousins – 5876 Langley Rd, Langley WA 98260
Jon Kosa – 5840 Bob Galbreath Rd. Clinton, WA 98236
Chris & Dorothy Hallberg – P.O. Box 584, Langley WA 98260
Goldthorp Trustee – Rodney Clark – 6835 S. Twin Cedars Dr. Clinton WA 98236
Todd Co- Trustee – Joan & John Soderlund – 4550 Gravel Way, Clinton WA 98236
DJM Family LLC – 19805 N. Creekway Parkway #300, Bothell WA 98011
Seattle Lake View Homes LLC – c/o Sunbreak Holdings LLC – 14150 NE 20th St. Fi-99, Bellevue WA 98007


Signature 10/17/22



Planning & Community Development
PO Box 5000
Coupeville, Washington 98239-5000

Affidavit of Posting the Public Notice Sign

I, _____, am the applicant/authorized agent for an
application for _____
on this parcel in Island County, do hereby depose and swear I did on the _____ day of
_____, _____, post a public notice sign, prominently displayed, at the following
location(s):

advertising a review of the following application before the Planning and Community Development
Division of Island County:

Application Number: _____

Name of Applicant/Agent (print) _____

Signature of Applicant or Agent

STATE OF WASHINGTON)
COUNTY OF ISLAND)

Subscribed and sworn to before me this _____ day of
_____, _____.

Notary Public in and for the State of Washington:

Name Printed

My Commission Expires: _____

Placement of the Sign: Place the sign to be clearly visible and readable from abutting public road(s) or at the principal entry point to the private property from the nearest public right-of-way. Make sure an interested party is not required to enter onto private property to read it and that information on the sign is not obscured by structures, vegetation or other site features. The lowest point of the sign should be at least three feet above the ground. You may need to use special measures to secure the sign to withstand wind and rain. **You must ensure that the sign remains posted and clearly visible until the final decision is issued, or the issuance of the decision may be delayed until the notice requirements are met.** If the sign is removed, blown down, or destroyed, call the Planning & Community Development department immediately for a replacement sign.

REMOVAL OF SIGN: You should remove the sign immediately after the decision is issued, **but not before.**

AFFIDAVIT OF POSTING: MUST BE NOTARIZED AND RETURNED PRIOR TO THE END OF THE PUBLIC COMMENT PERIOD.

Information to be printed on the Sign:

Application No: 163/21 Applicant: Brendan & Tiffany Osmond Staff Contact: Chloe Bonsen Date of Notice: October 19 th , 2022	SEPA: A DNS is likely. The optional DNS process of WAC 197-11-355 is being used for this proposal. This may be the only opportunity to comment on the environmental impacts of this proposal.
Submit Comments By: November 2nd, 2022 (End of Public Comment Period)	
Location: R32923-398-4870, Clinton. Proposal: Home Industry focusing on furniture and cabinet production with a spray booth on an existing property. The site is in or near: Mapped Wetlands, and Steep Slopes Contact: c.bonsen@islandcountywa.gov	

To submit written comments by the end of the public comment period, to request notice of hearings, to receive a copy of the decision, or to request information on appeal procedures, or other information, contact:

ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT
PO BOX 5000; COUPEVILLE, WA 98239
(360) 679-7339 (360) 321-5111 (360) 629-4522

NOTICE of APPLICATION with SEPA

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 public comment period as described below may be the only opportunity to comment on the environmental impacts of the following proposal.**

File: 163/22 SPR, **Applicant:** Brendan & Tiffany Osmond **Location:** R32923-398-4870, Clinton.

Proposal: Home Industry focusing on furniture and cabinet production with a spray booth on an existing property.

The site is in or near: Mapped Wetlands and Steep Slopes

Staff Contact: Chloe Bensen, c.bensen@islandcountywa.gov

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review & 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 COMMENTS: must be received by 4:30 p.m. on **November 2, 2022**; mail to Island County Planning Department, PO Box 5000, Coupeville WA 98239; deliver to 1 NE 6th Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306.

To request notice of hearings, or receive a copy of the decision or information on appeals, contact us at the above address.



**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

Date of issuance: 10/19/22

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

Date of notice of application: 10/19/22

Comment due date: 11/02/22

Staff Contact: Chloe Bensen **email:** c.bensen@islandcountywa.gov **phone:** 360-678-7822

File Number: 163/22 SPR **Applicant:** Brendan & Tiffany Osborne

Location: 5786 Bob Galbreath Rd., Clinton, WA 98239

Proposal –

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:

All development will be located outside the wetland buffer, and best management practices will be followed with the EPA-approved spray booth and associated products.

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 **11/02/22**; 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:

All development will be located outside of the wetland buffer. Best management practices will be followed.

Required Permits: Site Plan Review, Building permit

Required Studies: Wetland Determination

Exhibit E

SEPA checklist

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:
2. Name of applicant: Brendan M. Osmond
3. Address and phone number of applicant and contact person:

5786 Bob Galbreath Rd Clinton, WA 98236 cell: 770-688-9384

4. Date checklist prepared: 10-1-2022
5. Agency requesting checklist: Island County Planning
6. Proposed timing or schedule (including phasing, if applicable):
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? In submitted plans, I have proposed adding a small sound deadening enclosure for an exterior dust collector.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Wetlands Deliniation
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None
10. List any government approvals or permits that will be needed for your proposal, if known. None
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) I, Brendan M. Osmond the owner propose creating a furniture and cabinet production home industry in existing 2,400 square foot accessory building (metal shop- 20-0987) with addition of a spray booth and dust collection system. My property, parcel # R32923-398-4870 is my rural zoning and is encumbered by a wetland with associated buffer and slope.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. The physical address of the proposed home industry is 5786 Bob Galbreath Rd Clinton, WA 98236. The property is owned by myself Brendan M. Osmond and wife Tiffany A. Osmond. I have included a site plan in master application package.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site: Rural, 5 acre short plat, wooded residential

(circle one): Flat rolling, hilly, steep slopes, mountainous, other _____rolling_____

- b. What is the steepest slope on the site (approximate percent slope)?
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Sand and gravel, no soils to be removed.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. None
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No clearing
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 20%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: already completed project

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. As submitted in proposal, the woodworking shop would have a certified EPA approved spray booth. The product being sprayed is as listed below, also I have submitted a full technical data sheet to Island County Health Department as requested.
- b. Aqua coat-x-119 sanding sealer
 - c. Aqua coat- lacquer
 - d. Aqua coat- Aqua-tone-stains
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
CERTIFIED FILTRATION

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)
- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. Seasonal wetlands, no streams

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. None

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. No

2) Could waste materials enter ground or surface waters? If so, generally describe.

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: None

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? None

c. List threatened and endangered species known to be on or near the site. None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: FERNs

e. List all noxious weeds and invasive species known to be on or near the site. None

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Coyote

b. List any threatened and endangered species known to be on or near the site. None

c. Is the site part of a migration route? If so, explain. No

d. Proposed measures to preserve or enhance wildlife, if any: None

e. List any invasive animal species known to be on or near the site. Coyote

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electric/ Manufacturing Machinery

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: LED Lighting

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. Proposed Compliant Spray Booth

1) Describe any known or possible contamination at the site from present or past uses. None

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. No

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. Small amounts of water based cabinet and furniture finishes as submitted to health.

- 4) Proposed measures to reduce or control environmental health hazards, if any: None

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? None

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Exterior dust collector

- 3) Proposed measures to reduce or control noise impacts, if any:

Build sound deadening enclosure as proposed

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. No

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No

- c. Describe any structures on the site.

Single family home- workshop

- d. Will any structures be demolished? If so, what? No

- e. What is the current zoning classification of the site? Rural

- f. What is the current comprehensive plan designation of the site? Home industry furniture making.
- g. If applicable, what is the current shoreline master program designation of the site?
None
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No
- i. Approximately how many people would reside or work in the completed project? 1- owner
- j. Approximately how many people would the completed project displace? None
- k. Proposed measures to avoid or reduce displacement impacts, if any: None
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: None
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: None

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None
- c. Proposed measures to reduce or control housing impacts, if any: None

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 24 feet gray metal

b. What views in the immediate vicinity would be altered or obstructed? None

b. Proposed measures to reduce or control aesthetic impacts, if any: Native plants and landscaping, ferns.

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? 8am to 430pm

b. Could light or glare from the finished project be a safety hazard or interfere with views? None

c. What existing off-site sources of light or glare may affect your proposal? None

d. Proposed measures to reduce or control light and glare impacts, if any: Taste residential style with exterior lighting *TASTFUL*

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? None

b. Would the proposed project displace any existing recreational uses? If so, describe. None

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: No

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. No
- b. Proposed measures to reduce or control direct impacts on public services, if any. None

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which might
be needed.
None

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee BRENDAN M. OSMOND.

Position and Agency/Organization OWNER

Date Submitted: 10/2/2022.

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

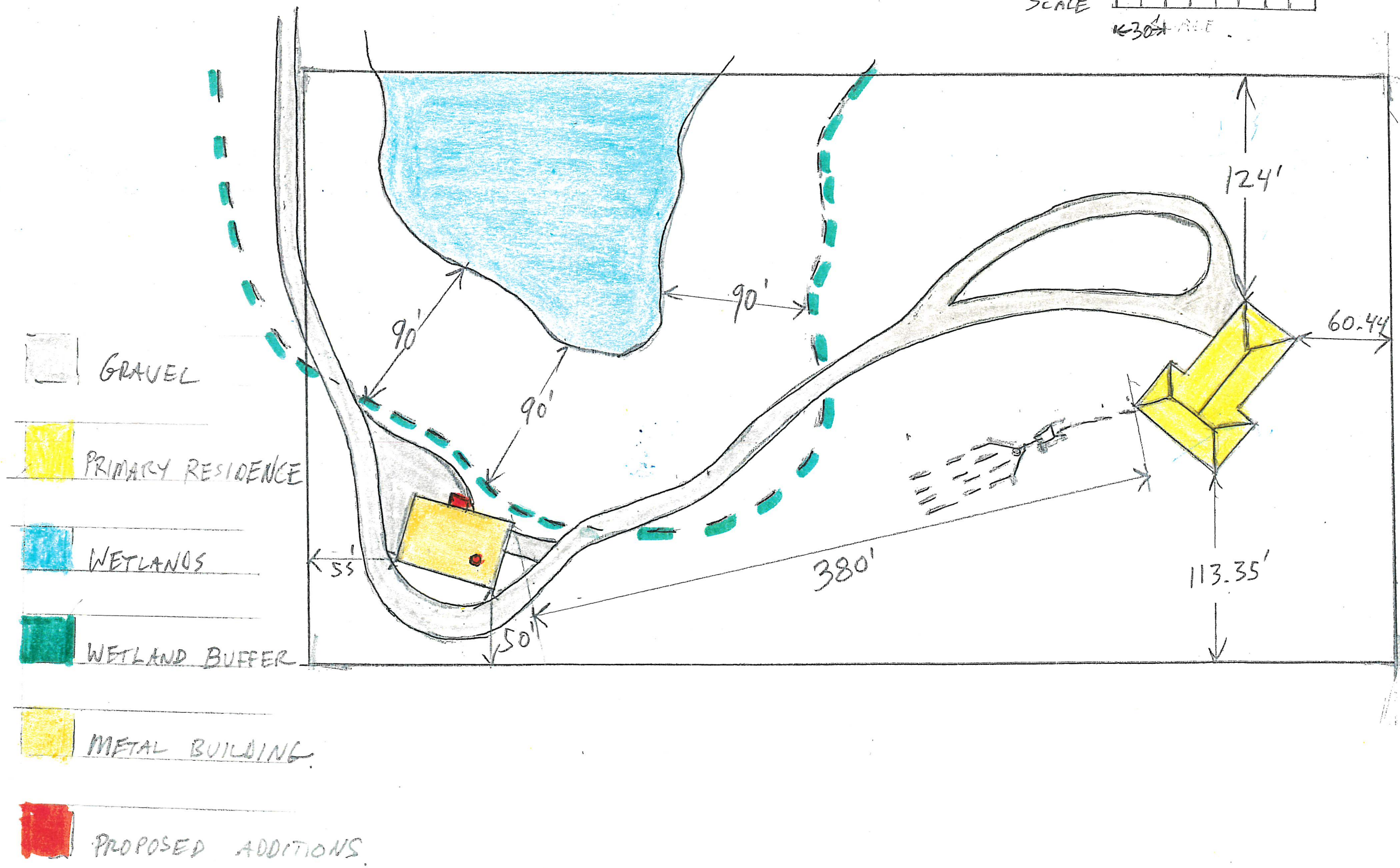
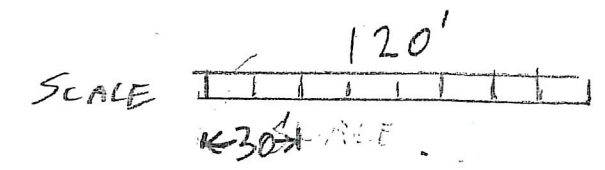
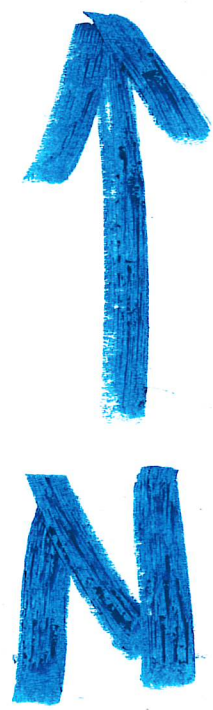
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Exhibit F

Site Plan

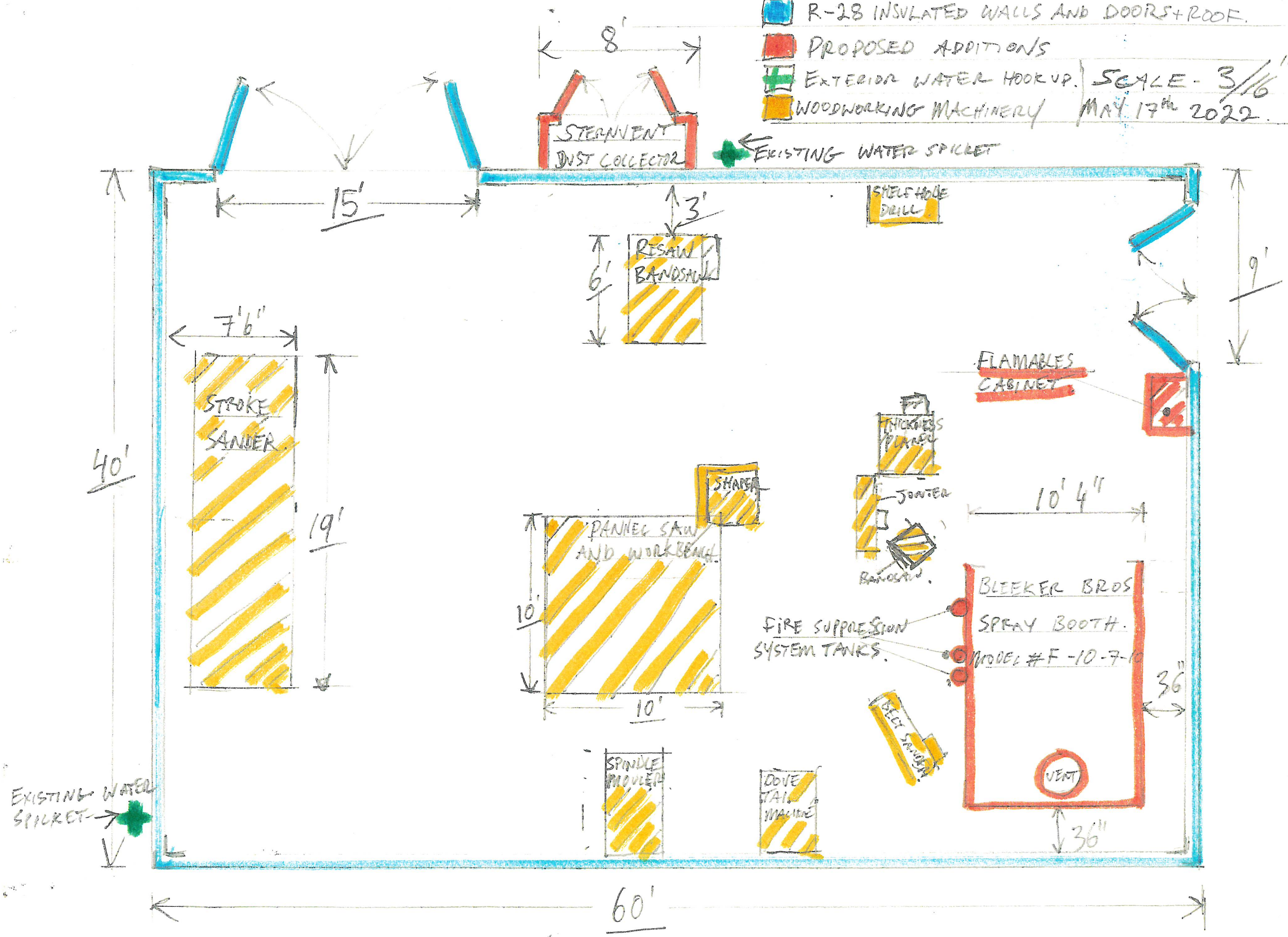
4/14/2022

PROPERTY OF PROPOSED HOME INDUSTRY
SWELL WOODWORKS LLC WOODWORKING SHOP
LOT or PARCEL # R 32923-398-4870



SWELL WOODWORK LLC HOME INDUSTRY PERMIT

- R-28 INSULATED WALLS AND DOORS+ROOF.
 - PROPOSED ADDITIONS
 - EXTERIOR WATER HOOKUP.
 - WOODWORKING MACHINERY
- SCALE - 3/16" MAY 17th 2022



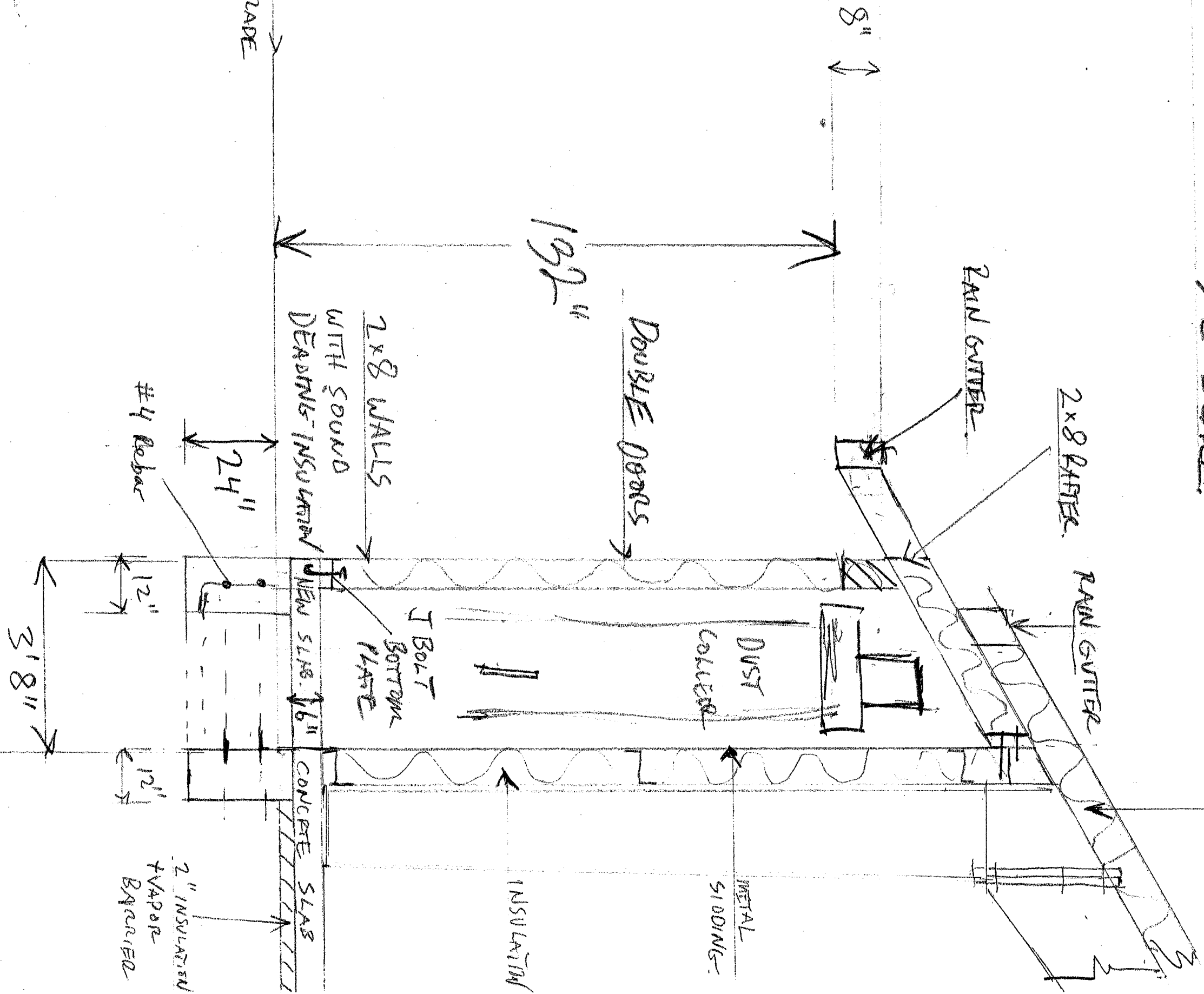
Swell Woodworks LLC Home Industry

PROPOSED DUST COLLECTOR ENCLOSURE

2/17/2022

1/2" SCALE

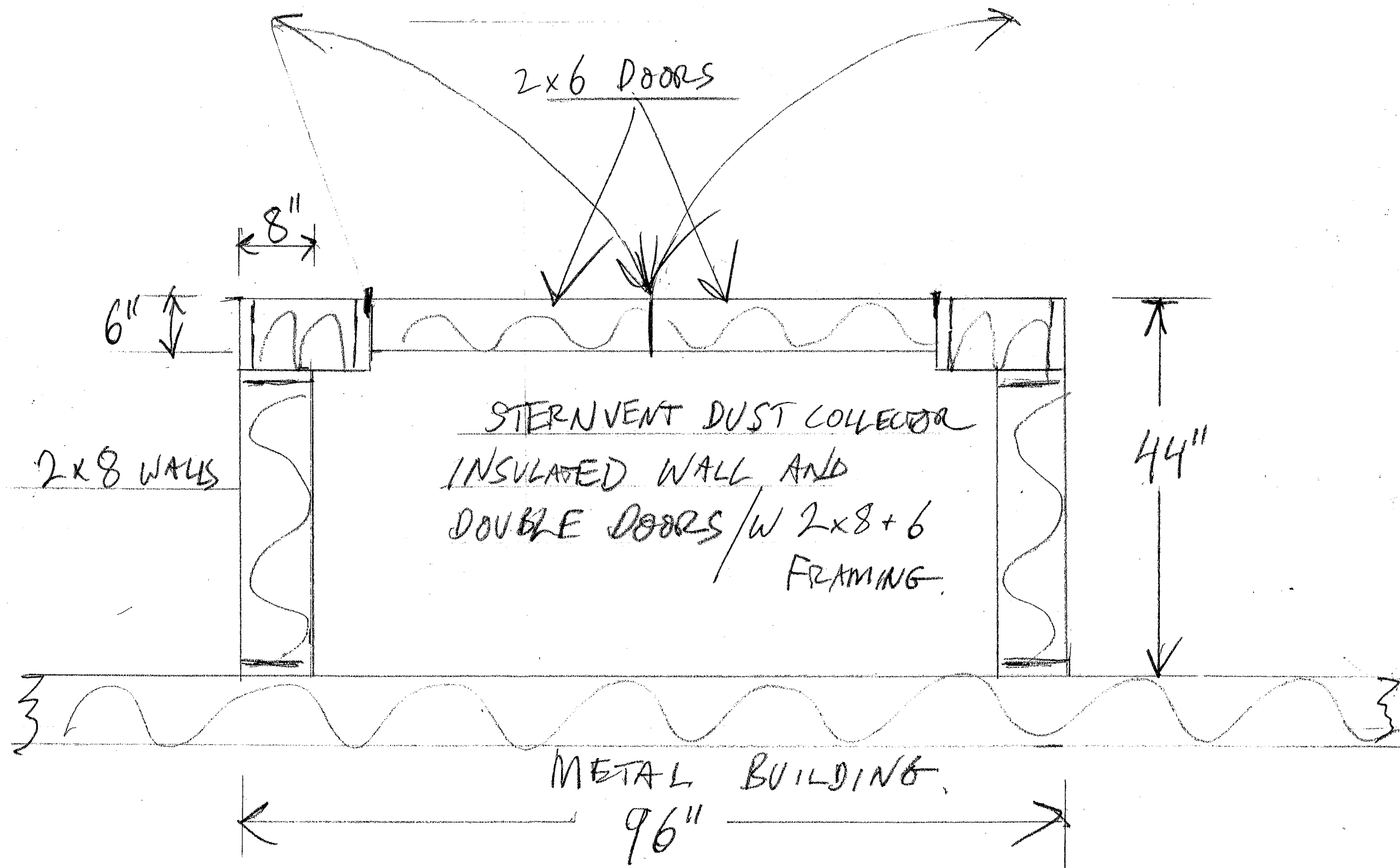
INSULATION

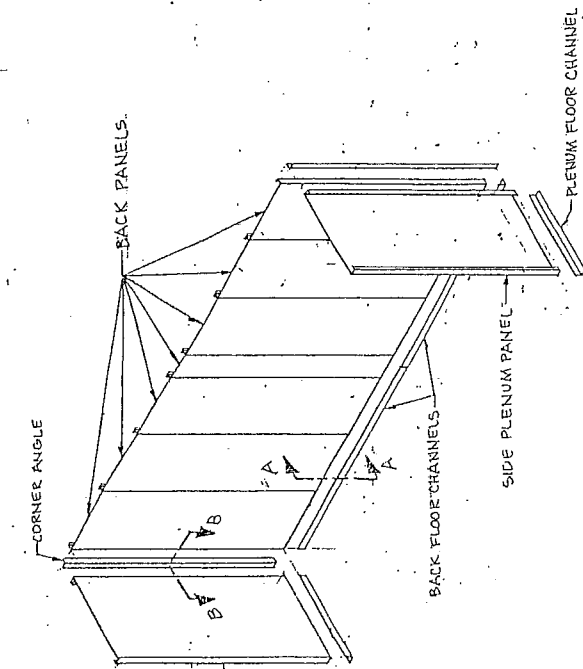


SWELL WOODWORKS LLC HOME INDUSTRY

DUST COLLECTOR ENCLOSURE PLAN VIEW

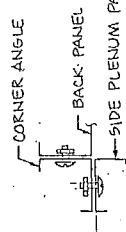
SCALE 1" DATE 2/17/2022,



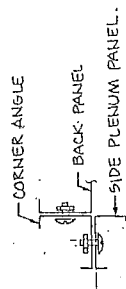


SMOOTH SIDE TO
BE INSIDE OF BOOTH

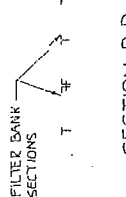
ONLY HEADS OF
BOLTS ARE TO BE
TO INTERIOR OF BOOTH



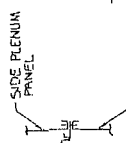
SECTION A-A



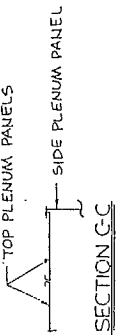
SECTION B-B



SECTION D-D

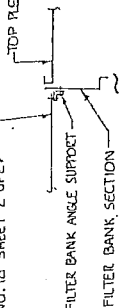


SECTION C-C

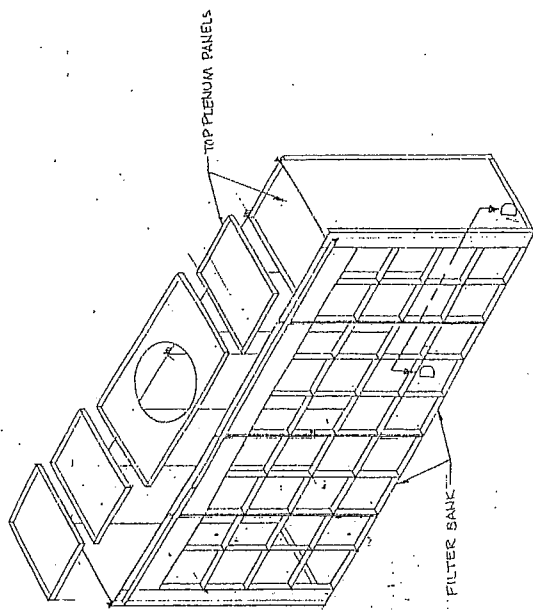


SECTION E-E

NOT SHOWN THIS SHEET. TO BE
ASSEMBLED PER INSTRUCTION
NO. 18 SHEET 2 OF 2.



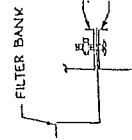
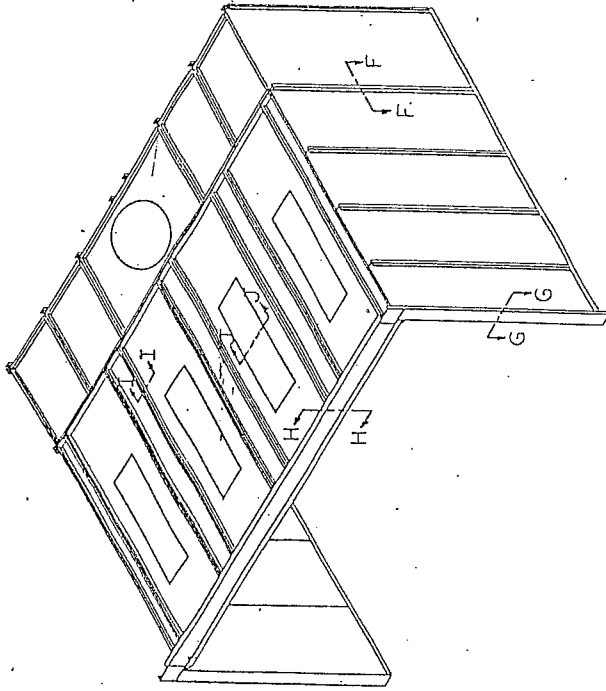
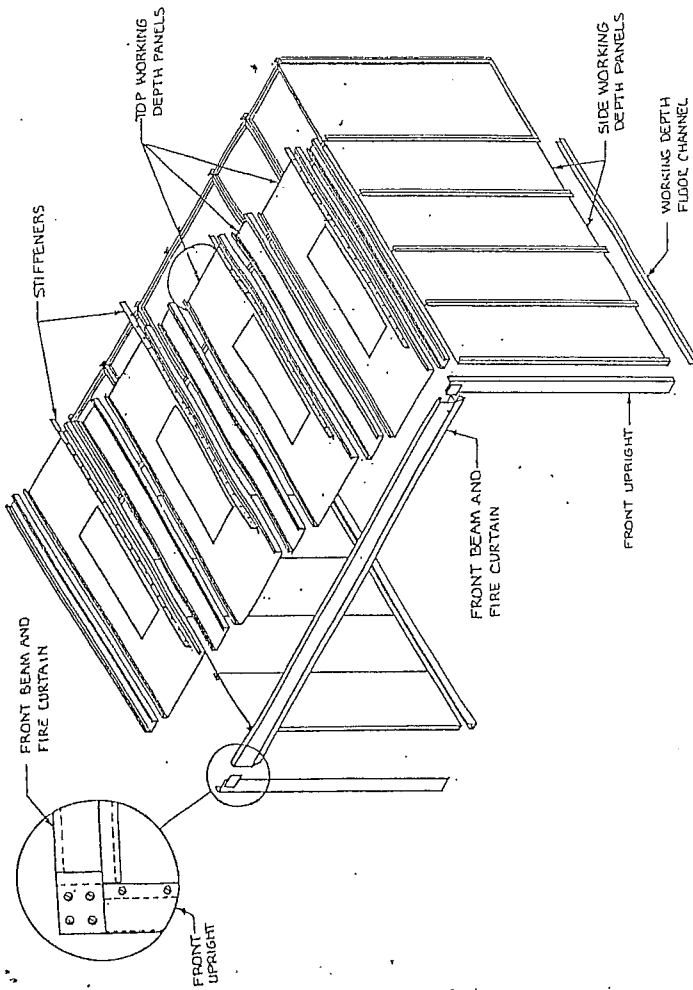
SECTION F-F



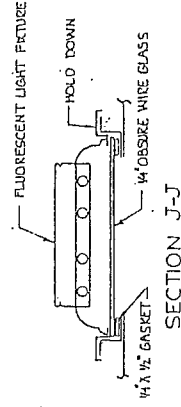
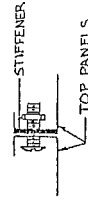
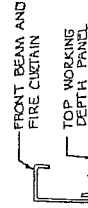
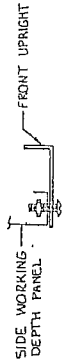
SEE DWG. NO. _____ FOR PANEL SIZES AND QUANTITY. (MODEL SHOWN: E16-3)

1. LAY BACK PANELS ON FLOOR WITH FLANGES UP. BOLT TOGETHER BUT DO NOT TIGHTEN.
2. SLIP BACK FLOOR CHANNEL IN PLACE AND THE TWO CORNER ANGLES AS SHOWN.
3. BOLT FLOOR CHANNEL AS SHOWN IN SECTION A-A.
4. BOLT TWO CORNER ANGLES AS SHOWN IN SECTION B-B.
5. AT THIS TIME TIGHTEN ALL NUTS AND BOLTS.
6. ATTACH PLENUM FLOOR CHANNEL TO SIDE PLENUM PANEL.
7. STAND "BACK PANELS" UPRIGHT (LEAN AGAINST WALL).
8. ATTACH PLENUM PANEL TO CORNER ANGLE. SEE SECTION B-B.
9. LAY FILTER BANK SECTIONS ON FLOOR WITH FLANGES UP. BOLT TOGETHER. BOLT FILTER BANK ANGLE SUPPORT AS SHOWN IN SECTION E-E. LIFT COMPLETED SECTION THEN SLIDE INTO PLACE AS SHOWN IN SECTION D-D. ATTACH TO SIDE FILTER PANEL WITH 2 BOLTS.
11. BOLT TOP PANELS AS SHOWN IN CENTER VIEW. SEE SECTION C-C.
12. SEE NEXT SHEET FOR CONTINUATION OF ASSEMBLY INSTRUCTIONS.

B	
ASSEMBLY INSTRUCTIONS FOR A	USE
TYPICAL OPEN TYPE FILTER BOOTH	
SHEET 1 OF 2	



SECTION G-G



ASSEMBLY INSTRUCTIONS CONT.

SEE ENG. NO. — FOR PANEL SIZES AND QUANTITY (MODEL SHOWN F-16-2)

13. LAY SIDE WORKING DEPTH PANELS ON FLOOR WITH FLANGES UP. BOLT TOGETHER BUT DO NOT TIGHTEN.
14. SLIP WORKING DEPTH FLOOD CHANNEL INTO PLACE AND BOLT SIMILAR TO SECTION A-A.
15. REMOVE BOLTS ATTACHING FILTER BANK TO SIDE PLENUM PANEL. STAND WORKING DEPTH PANELS UPRIGHT AND SLIDE INTO PLACE. BOLT AS SHOWN IN F-F BUT DO NOT TIGHTEN.
16. REPEAT STEPS 13, 14 AND 15 FOR OPPOSITE SIDE OF BOOTH.
17. ATTACH FRONT UPRIGHTS ONTO SIDE PANELS AS SHOWN IN SECTION G-G.
18. ATTACH FRONT BEAM AND FIRE CURTAIN TO FRONT UPRIGHTS.
19. INSTALL TOP PANELS AS SHOWN IN SECTION I-I AND SECTION H-H.
20. TIGHTEN ALL BOLTS.

ASSEMBLY INSTRUCTIONS FOR
A TYPICAL OPEN TYPE FILTER BOOTH

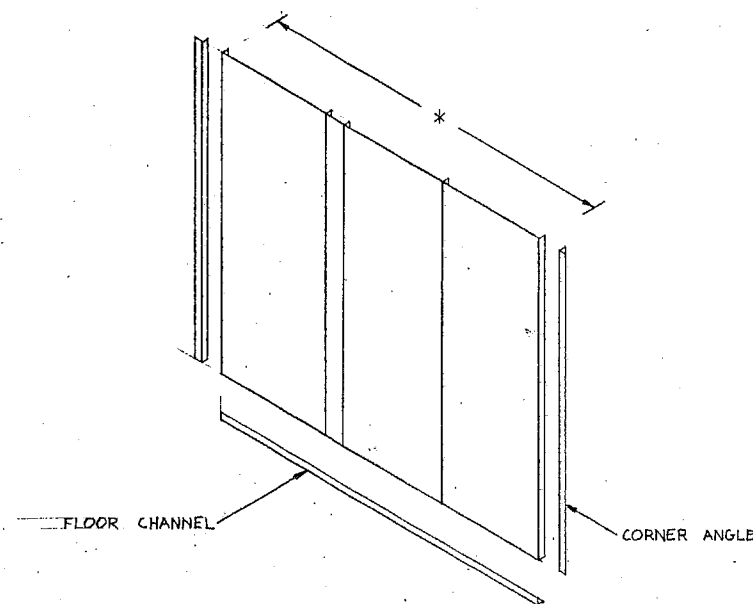
SHEET 2 OF 2

BL
1964

DATE
BY
SHEET
2 OF 2

SIZE AND QUANTITY OF PANELS MAY VARY
SEE DWG. * FOR TRUE ARRANGEMENT

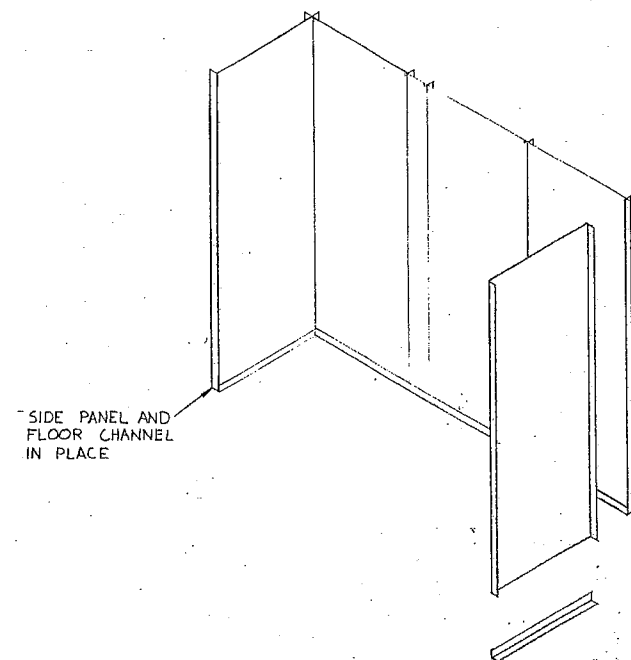
MODEL: F-8-7 SHOWN



① BACK PANELS

- 1) ASSEMBLE BACK PANELS OF BOOTH TOGETHER. (SEE DETAIL "A")
- 2) INSTALL CORNER ANGLES (SEE DETAIL "C")
- 3) INSTALL FLOOR CHANNEL (SEE DETAIL "B")
- 4) INSTALL ALL BOLTS THEN TIGHTEN ALL BOLTS

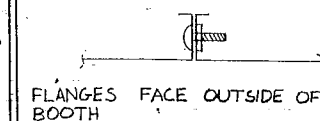
* SIZE AND NUMBER OF PANELS MAY VARY
DEPENDING ON WIDTH OF BOOTH



② SIDE PLENUM PANELS

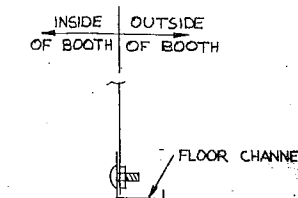
- 1) BOLT FLOOR CHANNELS TO PLENUM SIDE PANELS. (NOTE: PLENUM IS THE FILTER BANK AND THE SECTION OF THE BOOTH BEHIND THE FILTER BANK) (SEE DETAIL "B")
- 2) INSTALL PANELS TO CORNER ANGLES (SEE DETAIL "C")
- 3) INSTALL ALL BOLTS THEN TIGHTEN ALL BOLTS

TYPICAL FLANGE CONNECTION
3/16" x 3/4" TRUSS HEAD
MACHINE SCREW SPACED
6" ON CENTER

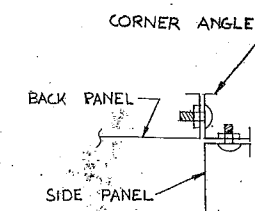


DETAIL "A"

SCREW HEAD IS ALWAYS INSIDE OF BOOTH

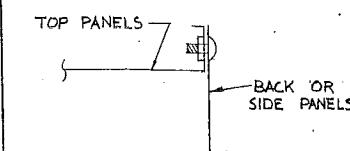


DETAIL "B"



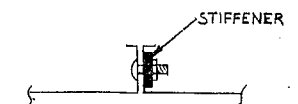
DETAIL "C"

- 1) INSTALL TOP PANELS OF PLENUM (NOTE: PANELS ARE INTERCHANGABLE TO CLEAR ANY OBSTRUCTION TO THE EXHAUST FAN OR STACK) (SEE DETAIL "D")
- 2) INSTALL ALL BOLTS TO TOP PANELS AND THEN TIGHTEN BOLTS OF TOP PANELS



DETAIL "D"

TO USE ON TOP PANELS WITH A
SPAN OF 10'-0" OR MORE



DETAIL "A-1"

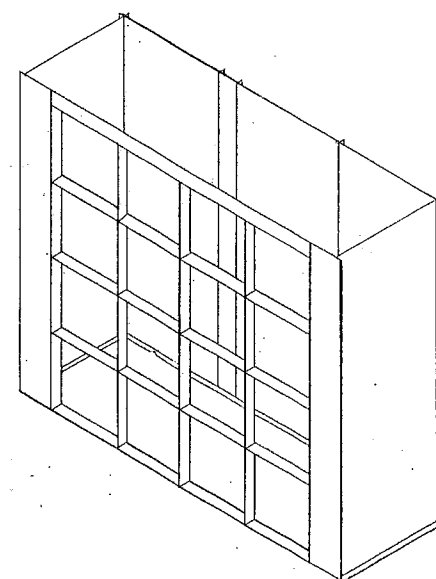
BLEEKER BROS.
10868 DRURY LANE, LYNNWOOD, CALIF. 90262

ASSEMBLY OF STANDARD BOOTH

MODEL: ALL STANDARD FLOOR BOOTHS

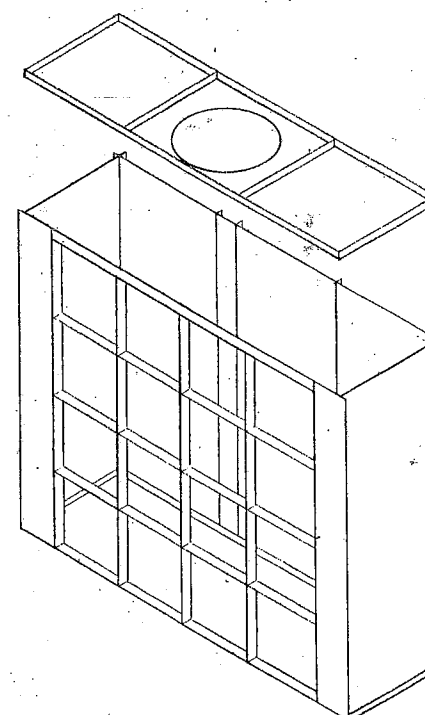
DATE: 10/24/84 DRAWN BY: RZL DWG. NO.

SCALE: 1/2" = 1'-0" JOB # D-FB-A

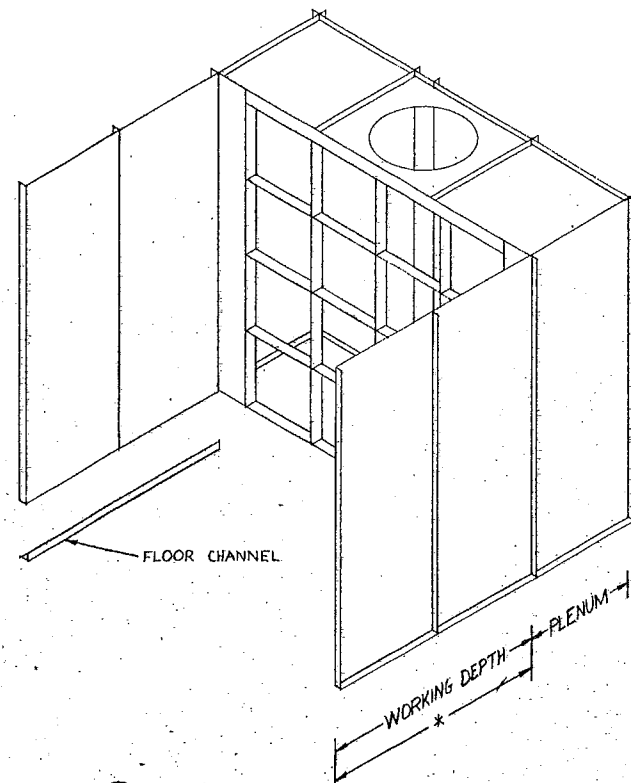


③ FILTER BANK

- 1) INSTALL FILTER BANK. BE SURE TO INSTALL IT SO THAT FILTERS CAN BE INSTALLED FROM THE WORKING DEPTH SIDE OF BOOTH
- 2) USE ONLY TWO OR THREE BOLTS ON EACH SIDE TO TEMPORARY HOLD FILTER BANK INTO PLACE UNTIL YOU REACH FIG. ⑤



④ TOP PANELS - COMPLETED PLENUM

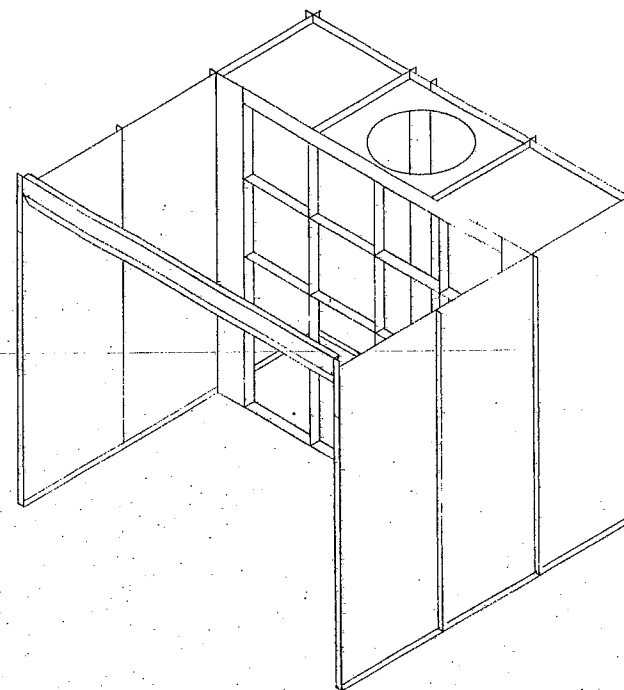


⑤ WORKING DEPTH SIDE WALLS

- 1) ASSEMBLE WORKING DEPTH SIDE WALL PANELS TOGETHER (SEE DETAIL "A")
- 2) INSTALL FLOOR CHANNEL (SEE DETAIL "B")
- 3) REMOVE BOLTS FROM SIDE OF THE FILTER BANK (FROM FIG. ③) (SEE DETAIL "E")
- 4) INSTALL WORKING DEPTH SIDE WALL (SEE DETAIL "E")
- 5) INSTALL ALL BOLTS, ~~TIGHTEN ALL BOLTS~~
- 6) REPEAT THESE STEPS TO SET UP OTHER WORKING DEPTH SIDE WALL

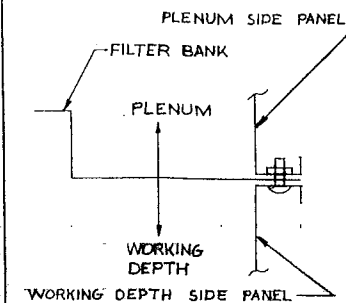
* NUMBER OF PANELS MAY VARY DEPENDING ON DEPTH OF WORKING DEPTH

NOTE:
BOLTS IN WORKING DEPTH PANELS, SHOULD NOT BE TIGHTENED UNTIL ALL TOP PANELS ARE IN PLACE.

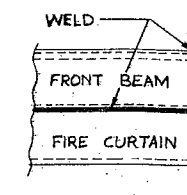


⑥ FRONT BEAM AND FIRE CURTAIN

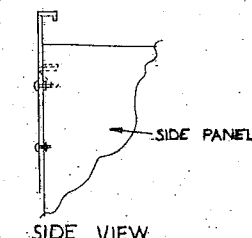
- 1) INSTALL FRONT BEAM AND FIRE CURTAIN ASSEMBLY TO FRONT OF SIDE WALLS. LINE UP HOLES WITH TOP HOLES IN PANELS, (SEE DETAIL "F")
- 2) INSTALL ALL BOLTS AND TIGHTEN ALL BOLTS



DETAIL "E"



FRONT VIEW

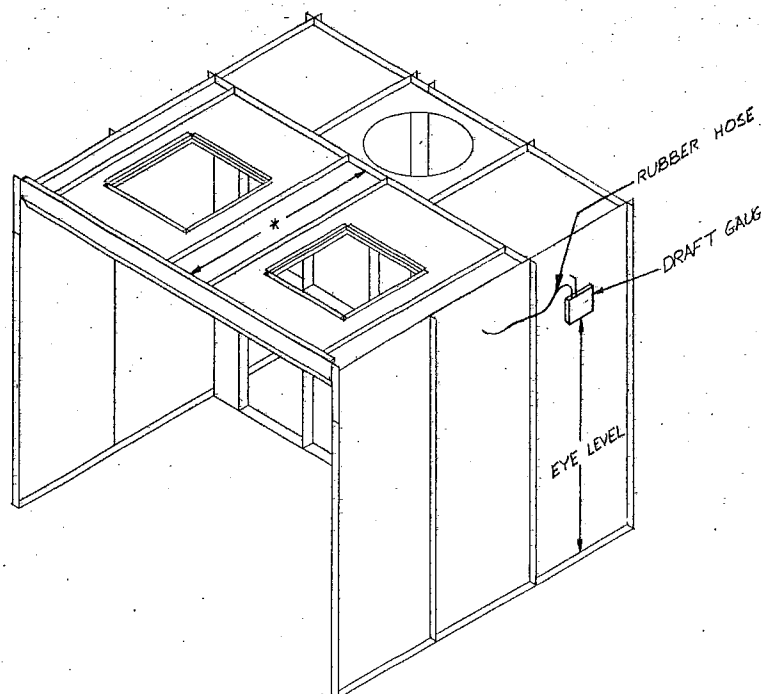


SIDE VIEW

DETAIL "F"

⑦A AND ⑦B ARE OPTIONAL WINDOW ARRANGEMENTS SEE DWG. FOR CORRECT ARRANGEMENT

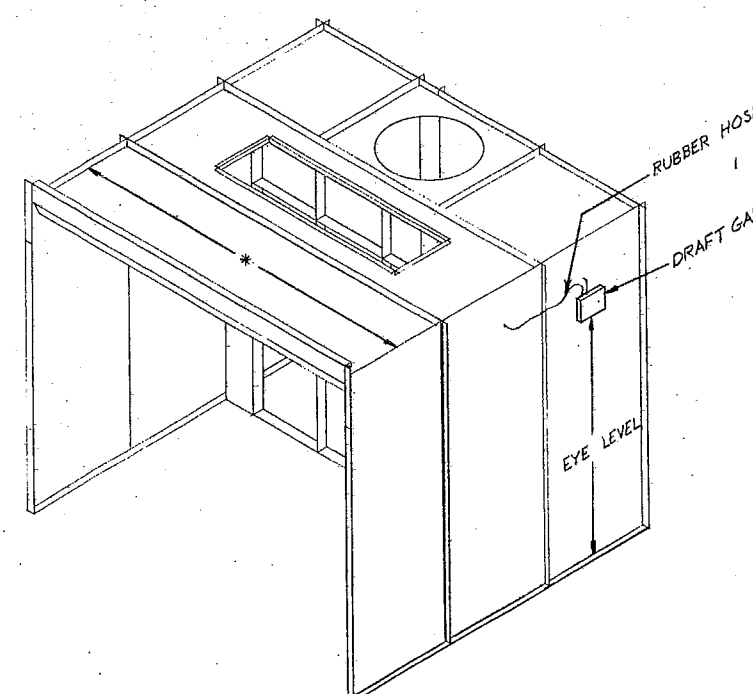
MODEL F-8-7 SHOWN



⑦A WORKING DEPTH TOP PANELS

- 1) INSTALL TOP PANELS OF WORKING DEPTH (SEE DETAILS D, G, + F)
- 2) INSTALL ALL BOLTS, TIGHTEN ALL BOLTS
- 3) DRAFT GAUGE MAY BE MOUNTED ON EITHER SIDE OF BOOTH

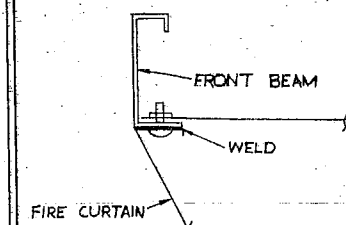
* NUMBER AND/OR SIZE OF PANELS MAY VARY DEPENDING ON WORKING DEPTH WIDTH AND DEPTH AND NUMBER OF LIGHTS NEEDED FOR BOOTH



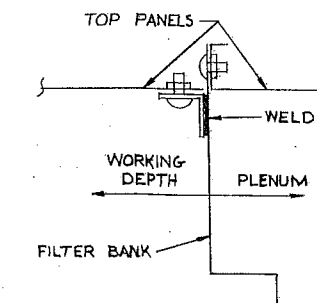
⑦B WORKING DEPTH TOP PANELS

- 1) INSTALL TOP PANELS OF WORKING DEPTH (SEE DETAILS D, G, + F)
- 2) INSTALL ALL BOLTS, TIGHTEN ALL BOLTS
- 3) DRAFT GAUGE MAY BE MOUNTED ON EITHER SIDE OF BOOTH

* NUMBER AND/OR SIZE OF PANELS MAY VARY DEPENDING ON WORKING DEPTH WIDTH AND DEPTH AND NUMBER OF LIGHTS NEEDED FOR BOOTH



DETAIL "G"



DETAIL "H"

BLEEKER BROS.
10868 DRURY LANE, LYNNWOOD, CALIF. 90262

ASSEMBLY OF STANDARD FLOOR BOOTH

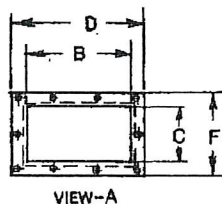
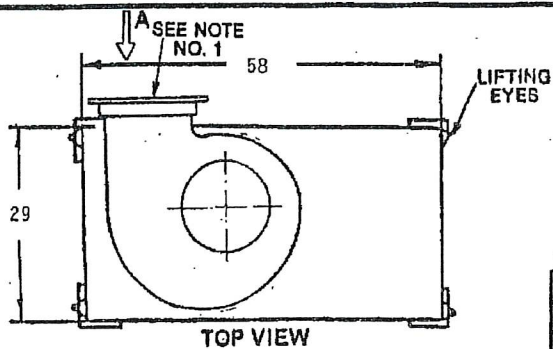
MODEL: ALL STANDARD FLOOR BOOTHS

DATE: 9/4/44 DRAWN BY: R. J. C. DWG. NO.

SCALE: 1/2" JOB # D-FB-B

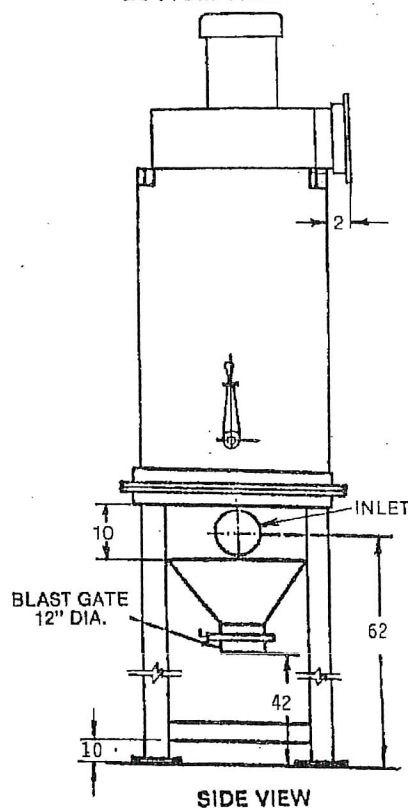
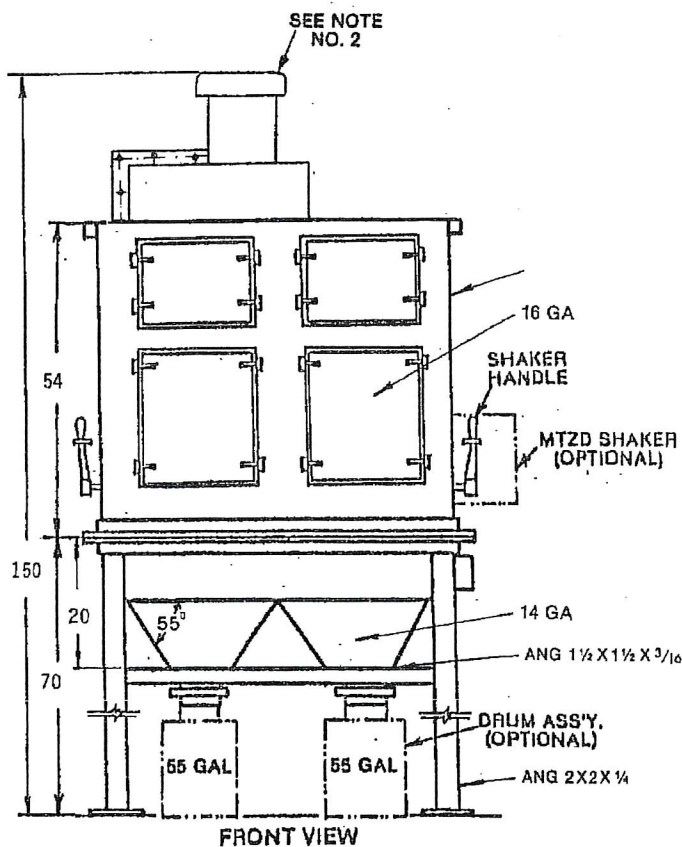
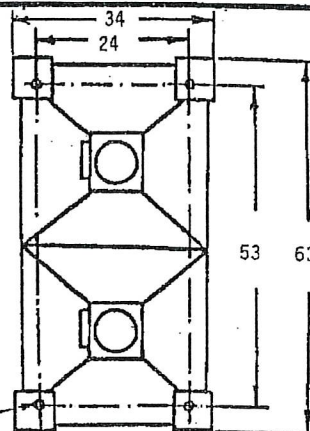
DUST COLLECTOR.

JOB NO.



MODEL	B	C	D	F
DEH 405-2	10	5½	12½	8
DEH 407-2	10	6½	12½	9
DEH 410-2	11	7	13½	9½

3/4 DIA. (4 HOLES)



MULTIPLE RATING TABLES

MODEL DEH 405-2					MODEL DEH 407-2					MODEL DEH 410-2				
5HP	CFM	EXT. S.P.	A/C RATIO	ΔP* FILT.	7½HP	CFM	EXT. S.P.	A/C RATIO	ΔP* FILT.	10HP	CFM	EXT. S.P.	A/C RATIO	ΔP* FILT.
INLET 10" DIA	2400	5.0	6.0:1	1.3	INLET 11" DIA	2800	6.2	7.0:1	1.7	INLET 12" DIA	3200	8.1	8.0:1	1.8
	2200	5.8	5.5:1	1.0		2400	8.1	6.0:1	1.3		2800	9.9	7.0:1	1.5
	2000	6.6	5.0:1	0.9		2000	9.0	5.0:1	1.1		2400	11.6	6.0:1	1.2
SHIPPING WEIGHT 103 LBS.					SHIPPING WEIGHT 1050 LBS.					SHIPPING WEIGHT 1080 LBS.				

NOTES

1. FOR OTHER BLOWER ARR. SEE DRAWING NO. 1200
 2. 12" CLEARANCE REQUIRED ABOVE MOTOR
 3. THIS DRAWING NOT CERTIFIED FOR CONSTRUCTION UNLESS SIGNED BY STERNVENT ENGINEERING DEPT.
- CERTIFIED.....DATE

SPECIFICATION

1. MOTOR 3450 RPM, 230/460V, 3 PH, 60HZ TEFC
2. FILTER AREA: 400 SQ. FT.
3. FILTER MEDIA: COTTON SATEEN SET OF 40-25X32
4. HOPPER CAPACITY: 12CU. FT.
5. STD. CONSTRUCTION: 14 GA MS
6. STD. FINISH: RED OXIDE PRIMER & EXTERIOR ONE COAT GRAY ENAMEL

*Pressure drop through clean filters (Inches W.G.)

OPTIONS

1. DRUM ASSEMBLY (DWG 284)
2. SILENCER (DWG 148)
3. MOTORIZED SHAKER (DWG 115)
4. SPECIAL FILTER MEDIA
5. SINGLE PHASE TO 7.5 HP
6. SPECIAL PAINT
7. EXPLOSION RELIEF DOOR
8. DISCHARGE ELBOW



STERNVENT CO. INC.

BROOKLYN, N.Y. 11231

SPECIFICATION DRAWING
SERIES D400
DUST COLLECTOR

DWN

STYLE EH

REV.B

DRWG NO. 10619

MODIFICATIONS:

Exhibit G

Public Health Comments

Exhibit H

Critical Area Comments



Island County Public Health

Keith Higman, Director

P.O. Box 5000, Coupeville, WA 98239

Ph: Whidbey 360-679-7350 | Camano 360-678-8261 | N Whidbey 360-240-5554

publichealth@islandcountywa.gov

TO: Chloe Bensen, Planning & Community Development

FROM: Patricia Shults, Land Use Coordinator

DATE: January 25, 2023

RE: 163/22 SPR-NR-III – Osmond
Parcel No.: R32923-398-4870

After reviewing the additional information received on 01-25-2023, 01-05-2023 & 11-04-2022 pertaining to this proposal, this office offers the following:

1. The applicant is proposing to create a furniture and cabinet production home industry in an existing approximately 2400 square foot accessory building (metal shop, 20-0987) with the addition of a spray booth and dust collector system. The parcel is in Rural zoning and is encumbered by a wetland with associated buffer and steep slopes.
2. There is also an existing single-family residence (SFR) located on the referenced parcel. The SFR is served by the Galbreath Road 2-party well system. The 2-party well is located on the adjacent parcel (R32923-432-4870). A narrative in the submitted application states that there is no water within the proposed shop, however it states that there are two outdoor water spigots utilized for landscaping.
3. The SFR is also served by an individual 3-bedroom on-site sewage disposal system (As-built PT353-07). Site Registrations SR-07-441 and SR-04-373 are on file with this office. A narrative in the submitted application states that there are no current or proposed future employees to be utilizing the onsite septic system. A septic inspection was conducted in November of 2022 (IN2022-3286) with no deficiencies noted.

This office has the following recommendation:

1. A sewage disposal system As-Built Certification showing adequate drainfield areas, both primary and delineated reserve, should be submitted to this office for review. The sewage disposal system design must be signed and submitted by a licensed septic system designer. New Site Registration alterations may need to be filed.

This office has no objection to approval of the referenced proposal.

Prior to building permit issuance, the following requirements must be met:

1. A Water Availability Verification Form may need to be approved by Island County Public Health.

The above comments are preliminary and are subject to change as additional information is received about the proposal. If you have any questions regarding the above comments, please feel free to contact me at 360-678-7930 or pl.shults@islandcountywa.gov.

/ps

cc: file



Island County Planning and Community Development

P.O. Box 5000, Coupeville, WA 98239

Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

Email: PlanningDept@islandcountywa.gov | www.islandcountywa.gov

– Critical Areas Comments –

TO: Chloe Bensen, Current Use Planner
FROM: Renee Zavas Silva, Critical Areas Planner
DATE: December 23, 2023
SUBJECT: Permit: 163/22; Parcel: R32923-398-4870

Applicants propose a Home Industry Shop on the subject parcel within the vicinity of a Category D Native Plant Wetland. Critical areas are regulated by 17.02B, and the applicant shall demonstrate that all reasonable efforts have been taken to avoid critical areas and associated buffers per 17.02B.080. Development was determined to be outside of all critical areas and associated buffers.

Critical Areas has no objections provided the following conditions are met:

- Standard Erosion and Sedimentation Control practices are required, as outlined in the Island County BMP Field Manual for Small Construction Sites.
- All work must adhere to the submitted site plan. No development within regulated habitat is approved.
- No work is permitted within a native growth protection area, mitigation site, or other areas protected via permit conditions, conservation easements, or similar restrictive covenants.

For questions, please contact Renee Zavas Silva at 360.678.7800 or r.zavassilva@islandcountywa.gov.

Exhibit I

Public Works Comments



ISLAND COUNTY PUBLIC WORKS ROADS DIVISION

P.O. BOX 5000, COUPEVILLE, WA 98239
(360) 679-7331

Connie Bowers, P.E., Director/County Engineer
Fred Snoderly, Assistant Director
Ed Sewester, P.E., Asst. County Engineer

August 23, 2022

TO: Chloe Bensen, Planning and Community Development
FROM: Cambria Edwards, Public Works Development Coordinator
SUBJECT: Permit #: 163/22 PL-S-SPR-III
Parcel No.(s): R32923-398-4870

Summary:

The Applicant wishes to utilize an existing shop on their property as a woodworking shop. This will involve minor exterior additions to the structure. Parcel contains mapped wetland and associated 90' buffer.

Public Works has reviewed subject application and has the following comments:

A. TRANSPORTATION CONCURRENCY (ICC 11.04)

Per Island County Code (ICC) 11.04.030; *"The test for concurrency shall be performed for all development activities, unless exempted from the test for concurrency as provided in this chapter."*

Per ICC 11.04.050; ***"Exempt development activity. a. Permitted uses in the rural, rural residential, rural agriculture, commercial agriculture, and rural forest zones, except duplexes, triplexes in the rural residential zone at a density greater than three dwellings per acre."***

Proposed land use change to a home industry is not expected to have enough impact on traffic to require a test transportation concurrency.

B. ACCESS (ICC 12.12)

Access to subject property is gained via a 40' access/utility easement and private road which intersects at Bob Galbreath Rd, a county collector road. Common approach access permit was issued during short plat of the subject and adjacent properties (APW05-0217). Access and utility easement established with short plat recording (AFN 4228660).

C. CLEARING AND GRADING (ICC 11.02)

Per ICC 11.02. A *Clearing and Grading permit will be required for the following:*

- i. Accumulative filling and/or excavation exceeding 500 cubic yards.*
- ii. Clearing, filling, or excavation, in any quantities, within 200 feet of a regulated shoreline area, on steep slopes as defined herein, or within a geologically hazardous area, as herein defined, in wetlands or their associated buffers, or into or next to any body of water, including streams or their associated buffers, or any other critical areas, as herein defined.*

- iii. *Class IV forest practice permits, Class IV platted forest practice permits, and conversion option harvest plans and their associated forest practices permit.*
- iv. *Clearing to bare earth if greater than two (2) acres in size.*

Minimal clearing/grading is anticipated for this proposal. Proposed exterior additions are outside the wetland and associated buffer. It is the Public Works Development Coordinator's opinion that this amount is consistent with scope and scale of the proposal and that the amount of grading required is less than what would require the applicant to obtain a Clearing and Grading Permit.

D. STORMWATER AND SURFACE WATER (ICC 11.03)

Per ICC 11.03.110, Drainage narratives for small residential development are not required, except for proposals in areas designated as critical drainage areas or within areas which are likely to impact a critical area.

The subject application is not located within a designated Critical Drainage Area, but proposed development may impact a critical area. Current drainage patterns are not expected to change as a result of proposed home industry, but development is not exempt from review of a drainage narrative. As such, a drainage narrative will be required for review of associated building permit for exterior structure additions.

The Public Works Development Coordinator has no objections to approval subject to the following conditions:

1. The project is limited to the work as proposed.
2. The proposed development shall not result in the diversion of surface water, or create new drainage channels, increasing runoff and/or hazard to downslope properties, roads, or critical areas.
3. Disturbances to Critical Areas or their buffers are not authorized without first obtaining the appropriate permits from the Island County Planning and Community Development Department.
4. Appropriate Erosion and Sedimentation Control Best Management Practices shall be employed during all ground disturbing construction activities.
5. Timber harvests are limited to 5,000 board feet annually and harvested timber must remain on-site unless the applicant first obtains an approved Forest Practices Application (FPA) from the Washington State Department of Natural Resources (DNR). Note - An approved Island County Clearing and Grading permit may be required prior to issuance of a Forest Practices Application by the DNR.
6. Prior to any clearing, filling, excavating, or grading in any quantities on steep slopes, and any accumulative filling and/or excavation exceeding five hundred (500) cubic yards, applicant shall obtain a Clearing and Grading Permit from Island County. Prior to any timber harvest or removal, applicant shall obtain any required Forest Practices permits from Washington Department of Natural Resources.
7. It is your responsibility to identify and appropriately protect wetlands, streams, and their buffers. No clearing or grading, brush removal, construction, logging activity, or roads are allowed within any wetlands, streams, or associated buffers. Should you encounter any saturated areas or areas suspected to be wetlands or streams during the work on this

site, all work shall immediately cease, and Island County Community Development contacted for a site evaluation. Alteration or disturbance of regulated wetlands, streams, or their buffers may have serious consequences, including fines and denial of any and all permits for up to 10 years.

Please feel free to call me at 360-678-7938 or e-mail me at c.edwards@islandcountywa.gov if you have any questions regarding the above comments.

Exhibit J

Building Comments



Island County Planning and Community Development

P.O. Box 5000, Coupeville, WA 98239

Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

Email: PlanningDept@islandcountywa.gov | www.islandcountywa.gov

Date: Saturday, August 27, 2022
TO: Chloe Bensen
FROM: Tamra Patterson, Building Official
SUBJECT: Application #: 163/22 SPR
Contact: Brendan & Tiffany Osmond
Project description: Furniture and cabinet production in home-based industry, with spray booth, on existing property
Parcel # R32923-398-4870

The building department has reviewed the information received and has no objections to this proposals approval. Below are the requirements for the building department prior to work being done:

1. A building permit WILL be required for the change of use to a commercial wood shop. Permits will be evaluated using the 2018 International Building Code. The occupancy classification is determined to be Group F-1 Factory. A sprinkler system WILL NOT be required.
2. An explosion control system is required per International Fire Code section 2803.2
3. Per International Mechanical code 510.8 a fire suppression system will not be required if ducts conveying dust are less than 10in in diameter.
4. Exterior walls, penetrations and projections will be evaluated per IBC chapters 5 and 6. Additional fire resistance requirements may apply to the project.
5. Fire flow IS NOT required for this project per Island County Code 13.03A.100.
6. Please provide all technical data sheets with your structural plans with your building permit submittal.

NOTE: This is general information for your use to aid in the planning of your building, not a complete plan review. Complete code requirements will be addressed during the Building Permit review process.

Tamra Patterson

Building Official

Island County Planning and Community Development

Phone: 360.678.7808(Office)

tamrap@islandcountywa.gov

Exhibit K

Review Letters



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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

Brendan & Tiffany Osmond
5788 Bob Galbreath Rd.
Clinton, WA 98236

September 8, 2022

Re: File No. 163/22 SPR; Assessor's Parcel No. R32923-398-4870

Dear Brendan & Tiffany Osmond,

Island County Planning received your application on June 8th, 2022, for a site plan review for an addition to a home industry, which was deemed complete on June 22nd, 2021. During the review process, the following has been requested:

The Planning Department requires the following to be addressed prior to preliminary approval of your application:

- Complete the SEPA checklist and answer all questions to the best of your ability with the information you are provided. For example:
 - What types of emissions to the air would result from this proposal during construction, operation, and maintenance when the project is completed?*
 - This would be best answered by the various safety sheets and other information provided but it needs to be answered within that question, not as an attachment.
- Assessor's tax account numbers of every parcel included within the proposal.
- Legal Description of the real property
- Assessor's quarter section maps including the subject property, contiguous properties in the same ownership, and all parcels within a 300-foot radius.
- Site Plan changes including.
 - Legal description of the property
 - Layouts of existing and proposed driveways, walkways, landscaped areas, curbs, gutters, the extent of street paving, and the location of fire hydrants, on-site water sources, and sewage disposal systems. As well as parking spaces for on-site and off-site.
 - Proposed landscape plan, drawn to scale showing any open space and significant landscape features and vegetation on site, the location and design of landscape area, the type and size of trees and plant materials to be planted on site, and any other pertinent landscape features and irrigation systems required to maintain trees and plant materials.

- Attached are the code requirements for the site including landscaping requirements. Also Provided in this link:
https://library.municode.com/wa/island_county/codes/code_of_ordinances?nodeId=TITXVIIZO_CH17.03ISCOZOCO_17.03.180LAUSST
- A visual analysis/representation to identify the effects of the proposed development on surrounding properties and uses.
- Any proposed lighting plans.
- A plan to limit and/or control noise, dust, dirt, heat glare, vibrations, odors, toxic gases, and liquid and solid waste.

Please provide one hard copy of the requested materials above as additional information to this office for review. This letter serves as our request for additional or corrected information, as provided in Section 16.19.090 ICC. As of the date of this letter, the review period stops. It will start again when either you submit the corrected information and the reviewing agencies determine that their requests have been satisfied or 14 days after you provide the information, whichever is sooner.

Please work actively to meet all requirements and submit all the information requested in 30 days, or by 10/8/2022. We set this timeline to ensure each applicant will continue to work actively to complete their application. If you are not able to meet the requirements by the requested date, please contact me in writing to request an extension.

Please direct any questions regarding this request to me at 360-678-7822 or email:
c.bonsen@islandcountywa.gov

Sincerely,

Chloe Bonsen
Island County Planning & Community Development

A home industry shall meet the requirements of this chapter and the following standards:

- In order to establish a new home industry the property owner shall sign an agreement that:
- Acknowledges the requirements of this section; and
- Agrees that the home industry will be discontinued or brought into strict conformance with the requirements of this section upon notification from the director of any violation of this section.
- The owner(s) of a home industry shall certify compliance with the conditions of approval.
- When the business no longer complies with the criteria established above and the conditions included in any approval, the business shall relocate to a zoning classification which would permit the activity. Such conditions shall be recorded by the owner against the title of the property with the Island County Auditor.
- Minimum parcel size shall be two and one-half (2.5) acres gross site area if no more than two (2) full time, non-family employees are employed on site; otherwise the minimum parcel size shall be five (5) acres.
- A site plan is approved pursuant to [chapter 16.15](#).
- The owner(s) of the business(es) shall be a full-time resident of the lot, tract or parcel proposed for the home industry, except in the Commercial Agricultural Zone where the owner shall be a full-time resident of the contiguous ownership in the vicinity.
- No on-site direct retail sales of products not produced on-site are allowed, except for antiques.
- All activity related to the conduct of the business or industry shall be conducted within an enclosed structure unless totally screened from view, as approved on the site plan. The outside storage of vehicles, supplies, or materials shall be justification for the imposition of additional requirements as a condition of site plan approval.
- More restrictive noise standards may be established for specific NR uses in the Rural, Rural Residential, Rural Agriculture, Rural Forest, or Commercial Agricultural Zones.
- There shall be no external evidence of any incidental commercial activities taking place within the building.
- Only those buildings or areas specifically approved by the county may be used in the conduct of the business.
- All home industry activities, parking areas, and structures shall be totally screened from the view of adjacent properties, using landscaping, fencing, the retention of native vegetation, or a combination thereof.
- The minimum building setback for nonresidential structures from all property lines is fifty (50) feet, which may be increased at the discretion of the approving authority to specifically minimize impacts.
- Home industries shall comply with the non-residential rural design, landscape, open space, screening, buffering, signage, parking, and lighting standards set forth in this section.
- For any home industries, the county shall impose such reasonable conditions as may be found necessary to ensure that the activity or use does not disrupt adjacent permitted uses.

Non-residential design, landscape and screening guidelines. The guidelines set forth in this section apply to all non-residential buildings, including institutional uses and essential public facilities in the R, RR, RA, RF, CA, RC, RV, CGV and RS Zones. Unless otherwise specified, the standards are intended as general guidelines to ensure that a proposal is visually compatible with adjacent uses. The purpose of these guidelines is to protect and enhance rural character. Visual compatibility shall be achieved by building or structural design, landscaping, site modifications such as berms or any combination thereof. In the R, RR, RA, RF, and CA Zones, the applicant has the option of complying fully with building design standards or totally screening the development from the view of adjacent properties and shorelines and roadway vistas. These guidelines are illustrated in Appendix C ⁽¹¹⁾ to this chapter.

- Building design in the R, RR, RA, RF, and CA Zones:
 - Buildings shall be designed to appear similar in height, size, placement, style, materials, color and design to residential or agricultural structures, except that for essential public facilities the approving authority may waive design requirements as determined by the

approving authority to be necessary and appropriate to the type and location of the essential public facility.

- Bright or brilliant colors shall not be used. Materials used for exterior surfaces of all structures shall blend in color, hue and tone with the characteristics of the surrounding natural terrain to avoid high contrast.
- Landscape and screening in the R, RR, RA, RF, and CA zones:
 - Regional native vegetation should be retained to the extent possible and also used to supplement existing vegetation.
 - Existing regional native vegetation and additional landscaping as needed should screen security fencing visible from public roads.
- Landscape maintenance.
 - Dead or dying vegetation must be replaced immediately or if in winter, within the next planting season; and
 - Landscape structures in disrepair or destroyed must be repaired or replaced to serve original purpose.
 - Rural character buffer [in] the R, RR, RA, RF, and CA Zones. For NR uses/structures a "full screen" that functions as a complete visual barrier shall be provided, if the applicant chooses full screening in lieu of complete conformance to the design requirements of this section.
 - Screening may be combined with design to achieve visual compatibility. A project must be screened with native vegetation, landforms, natural features, and undisturbed open space to ensure that the proposed non-residential structures and activity are compatible with the character of surrounding permitted uses. Landscaping may be required for privacy, visual screening, sound deadening, appearance enhancement or other purposes determined desirable by the director for the purpose of insuring compatibility of the proposed use with that of existing and anticipated future uses in the zone.

Parking, access, and circulation.

Off-street parking, loading and unloading: In all zones space for the off-street storage and parking of vehicles shall be reserved and improved for use at the time any building or structure is erected, enlarged, or expanded in height or ground coverage. Provision shall also be made when an existing use or structure is modified, altered or changed such that the number of required parking spaces is increased by more than ten (10) percent over the number required by the use or building prior to the change or alteration.

Minimum requirements: Unless otherwise provided, the minimum required off-street parking spaces for allowed uses, exclusive of employee parking spaces, shall be as follows:

- Single-family, mobile/manufactured home, duplexes, and triplexes: Two (2) spaces for each dwelling unit.
- Location of parking spaces: Required off-street parking spaces shall be located as follows:
 - For any type of dwelling unit: On the same lot with the building or use to be served.
 - The location and design of all entrances and exits on public roads shall be approved by the county engineer.
 - Each parking space for a standard size car shall have a minimum area of 162 square feet, and a minimum width of nine (9) feet. Each space for a compact car shall have a minimum area of 128 square feet and a minimum width of eight (8) feet. Spaces for the compact cars shall not exceed thirty (30) percent of the total spaces, and shall be distributed throughout the parking facility.
- Parking lots in the R, RA, RF and CA Zones may be gravel.
- A plan is approved that utilizes natural features for screening the surface area of parking lots from all public roads and adjacent properties that are not zoned for commercial use. Topography and landscaping shall be utilized to achieve this standard and the form shall be designed to appear natural rather than man-made. This standard does not apply to paved walking trails, sidewalks, patios or entryways.
- Where the conditions of the site do not make it possible to achieve these standards, landscaping shall be utilized to fully screen the parking area.

- Access and circulation: Design or configure the project or site plan so that:
- Driveways, roads and parking areas shall be designed so exiting vehicles are not required to back out into a public or private road that is external to the site plan; and
- Loading bays and docks shall not require truck traffic to cross high pedestrian or vehicular traffic.



Island County Public Health

Keith Higman, Director

P.O. Box 5000, Coupeville, WA 98239

Ph: Whidbey 360-679-7350 | Camano 360-678-8261 | N Whidbey 360-240-5554

publichealth@islandcountywa.gov

TO: Chloe Bonsen, Planning & Community Development

FROM: Patricia Shults, Land Use Coordinator

DATE: August 23, 2022

RE: 163/22 SPR-NR-III – Osmond
Parcel No.: R32923-398-4870

After reviewing the referenced proposal, this office offers the following:

1. The applicant is proposing to create a furniture and cabinet production home industry in an existing approximately 2400 square foot accessory building (metal shop, 20-0987) with the addition of a spray booth and dust collector system. The parcel is in Rural zoning and is encumbered by a wetland with associated buffer and steep slopes.
2. There is an existing single-family residence (SFR) located on the referenced parcel. The SFR is served by the Galbreath Road 2-party well system. The 2-party well is located on the adjacent parcel (R32923-432-4870). A narrative in the submitted application states that there is no water within the proposed shop, however it states that there are two outdoor water spigots utilized for landscaping.
3. The SFR is also served by an individual 3-bedroom on-site sewage disposal system (As-built PT353-07). Site Registrations SR-07-441 and SR-04-373 are on file with this office. A narrative in the submitted application states that there are no current or proposed future employees to be utilizing the onsite septic system. A septic system component inspection (IN2015-2479) is on file with this office. Please note that the existing septic system must be inspected regularly and is currently out of compliance as per county code 8.07D.280.

This office has the following recommendations:

1. A sewage disposal system As-Built Certification showing adequate drainfield areas, both primary and delineated reserve, will need to be submitted to this office for review. The sewage disposal system design must be signed and submitted by a licensed septic system designer. New Site Registration alterations may need to be filed.

Prior to the approval of the above referenced proposal, the following requirements will need to be met:

1. The submitted solid waste management plan will need to be completed and approved by this department to include management of all chemicals on the property. For questions contact Solid Waste Management Specialist, Matt Farr (360-679-7907 or m.farr@islandcountywa.gov).
2. A letter from a licensed septic system designer confirming the functionality of the existing septic system for the proposed change of use will need to be submitted to this office.
3. A letter from the water system purveyor acknowledging the proposed change of use will need to be submitted to this office.

4. A revised site plan will need to be submitted showing the following to scale:
 - All water transport lines and how they are connected to existing or proposed structures.

Prior to building permit issuance, the following requirements must be met:

1. A Water Availability Verification Form may need to be approved by Island County Public Health.
2. A permit for a sewage disposal system may need to be issued by Island County Public Health.

The above comments are preliminary and are subject to change as additional information is received about the proposal. If you have any questions regarding the above comments, please feel free to contact me at 360-678-7930 or pl.shults@islandcountywa.gov.

/ps

cc: file

Exhibit L

Applicant's Response to Review Letters

NOV 04 2022

Community Development

**Ray Gabelein
Bulldozing & Backhoe Co.**

5785 Bayview Road Langley, WA 98260

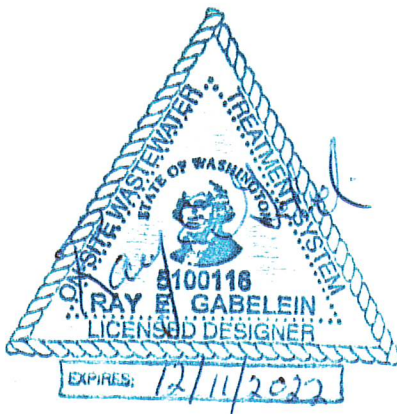
360 321-1624 / mallard@whidbey.com

To whom it may concern,

I completed a septic system inspection at 5786 Bob Galbreath Rd. Clinton Wa. on 11/03/2022. As a licensed septic system designer I also reviewed the septic system asbuilt [#373-07] that is on file. The septic system showed no deficiencies and will serve the current use as well as the proposed use of a home industry type wood working shop. The current owner/applicant has stated that there are no plans to add any employees to the proposed wood working shop/business. The net result of the home industry that is proposed will not add any additional use or have any negative impact on the existing septic system. Please do not hesitate to call or contact me if there is additional information needed from me on this issue.

Thank you,

Ray Gabelein DBA Ray Gabelein Bulldozing and Backhoe Co.



10/03/2022

To Whom it may concern,

1. I John Kosa owner of parcel #(R32923-432-4870) am aware of my neighbor Brendan and Tiffany Osmond proposed change of use for parcel #(R32923-398-4870). It will not impact our shared 2 party well. Since the change in water consumption is for light vegetation watering.

Sincerely,

John Kosa

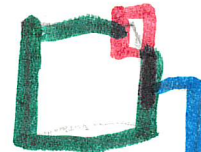



PROPERTY OF PROPOSED HOME INDUSTRY

SWELL WOODWORKS LLC WOODWORKING SHOP

LOT or PARCEL # R 32923-398-4870

TWO PARTY
WELL

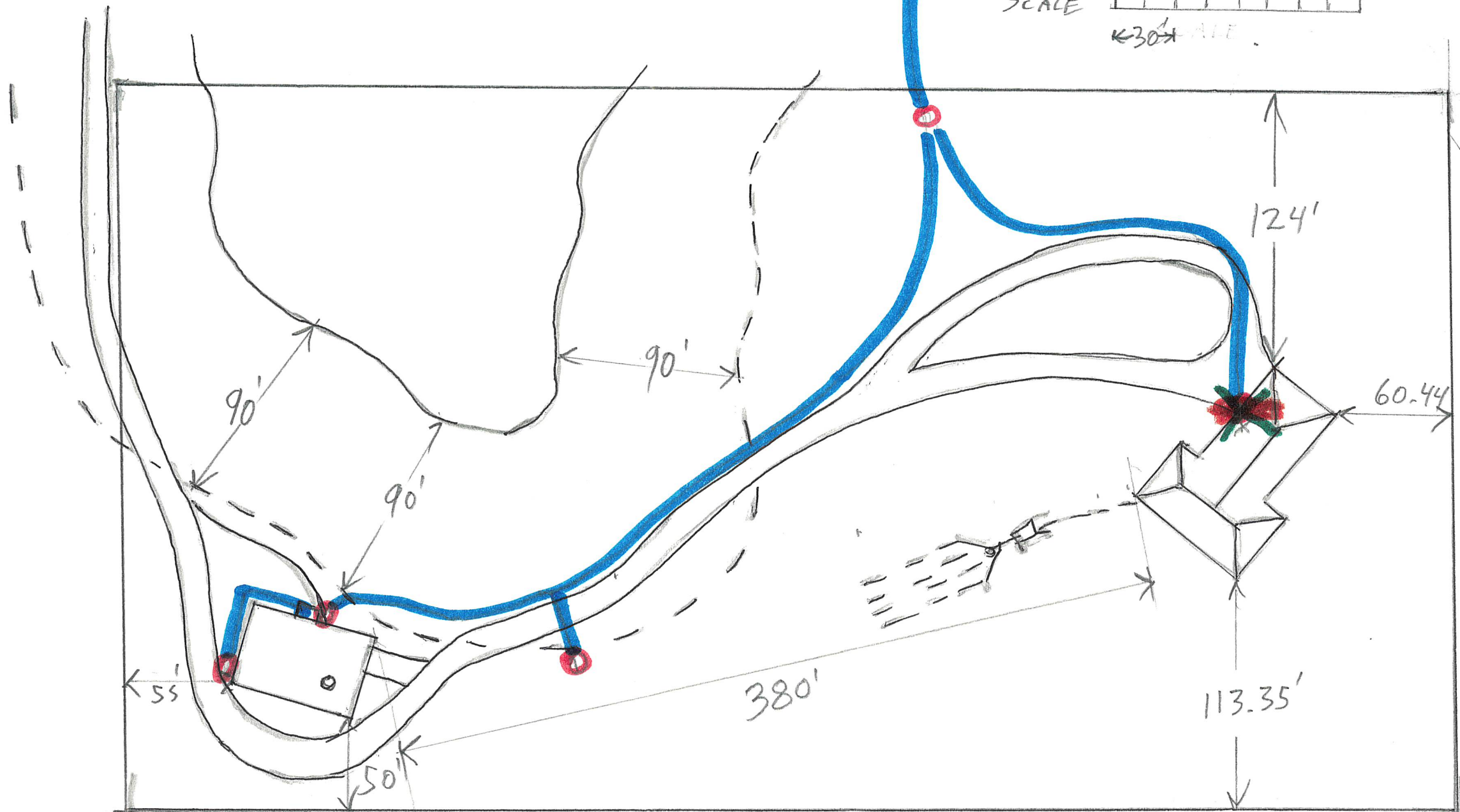


WATER LINES 4/14/2022

ANTI FREEZE HOSE
BISS -

HOUSE ENTRY POINT

SCALE 120'
30' SCALE



Ray Gabelein
Bulldozing & Backhoe Co.

5785 Bayview Road Langley, WA 98260

360 321-1624 / mallard@whidbey.com

To whom it may concern,

I completed a septic system inspection at 5786 Bob Galbreath Rd. Clinton Wa. on 11/03/2022. As a licensed septic system designer I also reviewed the septic system asbuilt [#373-07] that is on file. The septic system showed no deficiencies and will serve the current use as well as the proposed use of a home industry type wood working shop. The current owner/applicant has stated that there are no plans to add any employees to the proposed wood working shop/business. The net result of the home industry that is proposed will not add any additional use or have any negative impact on the existing septic system. Please do not hesitate to call or contact me if there is additional information needed from me on this issue.

Thank you,

Ray Gabelein DBA Ray Gabelein Bulldozing and Backhoe Co.





VIEW OF BUILDING LOOKING WEST







VIEW OF BUILDING LOOKIN N.W.



VIEW OF BUILDING LOOKING NORTH.



VIEW OF BUILDING LOOKING S.E.





VIEW OF BUILDING LOOKING EAST





VIEW OF BUILDING LOOKING SOUTH.





FERN LANDSCAPING.



FERN LANDSCAPING.



ACCESS DOOR INSULATED FOR SOUND.



ACCESS DOOR.



INSULATED DOUBLE BARN DOORS FOR OCCASIONAL
USE FOR LARGE ITEMS.



PROPOSED DUST COLLECTION ENCLOSURE
LOCATION MARKED W/ WHITE PAINT.



WHITE SPRAY PAINT INDICATING LOCATION
OF DUST COLLECTOR SOUND DEADENING
ENCLOSURE .



SECOND ACCESS DOOR ALSO SHOWING
GUTTER DOWN SPOUTS AND GOOSE NECK
LIGHTING.



DOUBLE BARN DOORS INSULATED
FOR SOUND.



HOSE BIB ON WEST WALL.



GOOSE NECK LIGHTING, MOTION SENSOR
LIGHTS AND SECURITY CAMS.



GRAVEL ROAD ENTERING PROPERTY
WITH PARKING ON LEFT.



VEHICLE PARKING.



PARKING.



PARKING.



PARKING.



PARKING.

Exhibit M

Correspondence

Chloe Bensen

From: Patty Shults
Sent: Tuesday, August 23, 2022 3:40 PM
To: Chloe Bensen
Subject: Health comments, 163/22 SPR (Osmond)
Attachments: 163-22 SPR_Osmond_home-ind-furniture_08-23-2022.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Chloe,

Please see comments attached for 163/22 SPR. Comments have been posted to SmartGov and additional information has been requested.

Best,
Patty



Patty Shults
Environmental Health Specialist III
Public Health

Email: PL.Shults@islandcountywa.gov | Office: +1(360)678-7930
1 NE 6th St., PO Box 5000, Coupeville, WA 98239

Email is subject to public disclosure requirements per RCW 42.56



Island County Public Health

Keith Higman, Director

P.O. Box 5000, Coupeville, WA 98239

Ph: Whidbey 360-679-7350 | Camano 360-678-8261 | N Whidbey 360-240-5554

publichealth@islandcountywa.gov

TO: Chloe Bonsen, Planning & Community Development

FROM: Patricia Shults, Land Use Coordinator

DATE: August 23, 2022

RE: 163/22 SPR-NR-III – Osmond
Parcel No.: R32923-398-4870

After reviewing the referenced proposal, this office offers the following:

1. The applicant is proposing to create a furniture and cabinet production home industry in an existing approximately 2400 square foot accessory building (metal shop, 20-0987) with the addition of a spray booth and dust collector system. The parcel is in Rural zoning and is encumbered by a wetland with associated buffer and steep slopes.
2. There is an existing single-family residence (SFR) located on the referenced parcel. The SFR is served by the Galbreath Road 2-party well system. The 2-party well is located on the adjacent parcel (R32923-432-4870). A narrative in the submitted application states that there is no water within the proposed shop, however it states that there are two outdoor water spigots utilized for landscaping.
3. The SFR is also served by an individual 3-bedroom on-site sewage disposal system (As-built PT353-07). Site Registrations SR-07-441 and SR-04-373 are on file with this office. A narrative in the submitted application states that there are no current or proposed future employees to be utilizing the onsite septic system. A septic system component inspection (IN2015-2479) is on file with this office. Please note that the existing septic system must be inspected regularly and is currently out of compliance as per county code 8.07D.280.

This office has the following recommendations:

1. A sewage disposal system As-Built Certification showing adequate drainfield areas, both primary and delineated reserve, will need to be submitted to this office for review. The sewage disposal system design must be signed and submitted by a licensed septic system designer. New Site Registration alterations may need to be filed.

Prior to the approval of the above referenced proposal, the following requirements will need to be met:

1. The submitted solid waste management plan will need to be completed and approved by this department to include management of all chemicals on the property. For questions contact Solid Waste Management Specialist, Matt Farr (360-679-7907 or m.farr@islandcountywa.gov).
2. A letter from a licensed septic system designer confirming the functionality of the existing septic system for the proposed change of use will need to be submitted to this office.
3. A letter from the water system purveyor acknowledging the proposed change of use will need to be submitted to this office.

4. A revised site plan will need to be submitted showing the following to scale:
 - All water transport lines and how they are connected to existing or proposed structures.

Prior to building permit issuance, the following requirements must be met:

1. A Water Availability Verification Form may need to be approved by Island County Public Health.
2. A permit for a sewage disposal system may need to be issued by Island County Public Health.

The above comments are preliminary and are subject to change as additional information is received about the proposal. If you have any questions regarding the above comments, please feel free to contact me at 360-678-7930 or pl.shults@islandcountywa.gov.

/ps

cc: file

Chloe Bonsen

From: Matt Farr
Sent: Wednesday, August 31, 2022 10:44 AM
To: brendan@swellwoodworks.com
Cc: Chloe Bonsen; Patty Shults
Subject: SPR 163/22 - Solid Waste Management Plan Incomplete
Attachments: 163_22_SWMP_Incomplete_Letter.pdf; 163_22_SWMP.pdf

Dear Mr. Osmond,

I have reviewed the Solid Waste Management Plan (SWMP) for your site plan review application (SPR 163/22) and have determined some sections to be incomplete. Please review the attached letter for the required information to be marked on the plan. If you have any questions regarding completion of the SWMP, please contact me at (360) 678-7907 or by e-mail at m.farr@islandcountywa.gov.

Sincerely,



Matt Farr
Environmental Health Specialist II
Public Health

Email: M.Farr@islandcountywa.gov | Office: +1(360)678-7907
1 NE 6th St., PO Box 5000, Coupeville, WA 98239

Email is subject to public disclosure requirements per RCW 42.56



Island County Public Health

Keith Higman, Director

P.O. Box 5000, Coupeville, WA 98239

Ph: Whidbey 360-679-7350 | Camano 360-678-8261 | N Whidbey 360-240-5554

publichealth@islandcountywa.gov

August 31, 2022

Brendan & Tiffany Osmond
5786 Bob Galbreath Rd.
Clinton, WA 98236

Re: Solid Waste Management Plan for SPR 163/22
Parcel No: R32923-398-4870

Dear Mr. Osmond:

We are in receipt of the Solid Waste Management Plan (SWMP) you submitted to Island County Planning on June 8, 2022 as a required component of your site plan review application (SPR 163/22) for a proposed home industry – furniture and cabinet making. Your SWMP has been reviewed to verify inclusion of the required data and information and it has been determined to be incomplete. Before Public Health can commence review of this plan, the following items must be included in the SWMP:

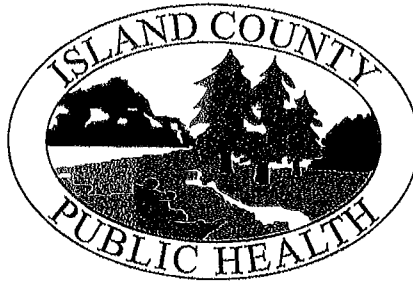
- Complete information of solid waste facility or facilities to be used for disposal or recycling of waste (p. 4)
- Specific waste types, disposal, recycling, or reuse of waste, estimated annual volume, and frequency of removal for all anticipated wastes (p. 5)
- Location of on-site storage of generated solid waste before disposal or recycling, labeled on the Site Plan (pg. 6, or attached document)

Please submit your revised and completed form to the attention of Matt Farr, Island County Public Health. If you have any questions regarding the above items, please contact me at (360) 678-7907 or by e-mail at m.farr@islandcountywa.gov.

Sincerely,

Matt Farr, Solid Waste Program Lead
Island County Public Health

cc: Chloc Bonsen, Planning & Community Development; Patty Shults, Land Use Coordinator



Solid Waste Management Plan

A Solid Waste Management Plan (SWMP) is an operational and financial plan for solid waste storage, collection, transportation, volume reduction, recycling, reclamation, and disposal practices.

PART I. Contact Information	
Name: SWELL WOODWORKS LLC	Date Received by Island County Public Health: (Office Use Only)
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator	
Business Name, Project Name, Government Entity, etc.: SWELL WOODWORKS LLC	
Contact Name: BRENDAN M. OSMOND	Contact Mailing address:
Position In Organization: OWNER	Street: 5786 BOB GALBREATH RD
Phone: 770-688-9384	City: CLINTON
Fax: _____	State: WA Zip: 98236
E-mail Address: brendan@swellwoodworks.com	
PART II. Commercial Activity or Project Information	
Physical Address of Commercial Activity or Project:	Phone: 770-688-9384
Street: 5786 BOB GALBREATH RD	Fax: _____
City: CLINTON	E-mail Address: brendan@swellwoodworks.com
State: WA Zip: 98236	
Parcel Number(s): R32923-398-4870	Mailing Address:
	Street: 5786 BOB GALBREATH RD
	City: CLINTON
	State: WA Zip: 98236

Please check appropriate box and complete dates:

☐ Currently operating
Started operations on _____

☒ Plan to start operations on ONCE PERMIT

☐ Operations currently suspended,
Plan to restart on _____

APPROVED AND BOOTH COMPLETED
AND FINAL INSPECTION

For Marijuana Producer/Processor Use Only

How much waste will you have? How, where and for how long will marijuana waste be stored? If waste material is held before it is disposed of, where, how and for how long will it be stored?

What will you be mixing the marijuana waste with to render it unusable?

Do you plan to ship marijuana waste off site? If so, who will be hauling it and where will it go?

Do you plan to compost marijuana waste on-site? If land-applying, where will that occur?

Commercial Activity or Project Information Continued

Description of commercial activity or project

2,400 FURNITURE AND CABINET FACILITY WITH
AN ON SITE SPRAY BOOTH UTILIZING HOME
INDUSTRY PERMIT.

Explain how waste is created or generated (see attached Resources page)

IN THE PROCESS OF SPRAYING FINISHES USING
HVLP SYSTEMS WASTE IS GENERATED IN THE CLEANING
OF SPRAY GUNS, HOSES AND POTS.

Description of Best Management Practices (BMPs) for waste control, pollution prevention, and hazardous material storage
(see attached Resources page)

EVERY MEANS POSSIBLE TO REUSE CLEANING AGENTS,
ONCE NONE USEABLE STORED IN SEALED CONTAINER, DOCUMENTED
AND DESPOSED OF AT CERTIFIED DISPOSAL LOCATION.
ALL FLAMMABLE MATERIAL TO BE STORED IN CERTIFIED
FLAMMABLES CABINET AS SHOWN IN SHOP PLAN
DRAWING.

Contact Information for disposal or recycling locations or companies *(attach additional sheets if more facilities are used)*

Disposal Company

Company _____

Address _____

Phone _____

☒ Self-Haul ☐ Commercial Pick-up

Other Info _____

Recycling Company

Company _____

Address _____

Phone _____

☐ Self-Haul ☐ Commercial Pick-up

Other Info _____

Disposal Company

Company _____

Address _____

Phone _____

☐ Self-Haul ☐ Commercial Pick-up

Other Info _____

Recycling Company

Company _____

Address _____

Phone _____

☐ Self-Haul ☐ Commercial Pick-up

Other Info _____

Waste Management

List disposal, recycling, or reuse methods for each waste type generated or created

[illegible]

Site plan (include locations of waste handling and storage, buildings, pond areas, ditches, hazardous material storage areas, onsite sewage systems, wells on property and off property within 100' of property boundary)

1 inch = _____ feet

↑N

PART III. Signature and Verification of Applicant

I certify under penalty of law that I have personally examined and am familiar with the information in this application and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Prepared by:

BRENDAN M. OSMOND

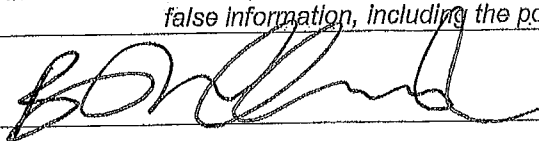
Date:

6/5/2022

PART IV. Tenant Signature and Solid Waste Management Plan Acknowledgement

I certify under penalty of law that I have personally examined and am familiar with the information in this application and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Signature:



Date:

6/5/2022

Signature:

Date:

Signature:

Date:

Signature:

Date:

Signature:

Date:

Signature:

Date:

Signature:

Date:

Signature:

Date:

Signature:

Date:

Signature:

Date:

Signature:

Date:

Chloe Bonsen

From: Chloe Bonsen
Sent: Tuesday, November 22, 2022 8:04 AM
To: Brendan Osmond
Subject: RE: 163/22 - Hearing Date

Hello Brendan,

Perfect, I will get that date and time secured.

Thank you,
Chloe Bonsen

From: Brendan Osmond <brendan@swellwoodworks.com>
Sent: Monday, November 21, 2022 4:22 PM
To: Chloe Bonsen <C.Bonsen@islandcountywa.gov>
Subject: Re: 163/22 - Hearing Date

Hi Chloe,
Thanks for the update that date and time works for me
Thanks
Brendan

Sent from my iPhone

On Nov 21, 2022, at 3:09 PM, Chloe Bonsen <C.Bonsen@islandcountywa.gov> wrote:

Hello Brendan,

I have finally heard back about a date for the hearing of your application, does February 6th at 10 am work for you?

Please let me know if that date and time works for you, and I will confirm that date.

Thanks,
Chloe Bonsen



Chloe Bonsen
Current Use Planner
Planning

Email: C.Bonsen@islandcountywa.gov | Office: +1(360)678-7822
1 NE 6th St., PO Box 5000, Coupeville, WA 98239

Email is subject to public disclosure requirements per RCW 42.56

Chloe Bonsen

From: Patty Shults
Sent: Thursday, January 5, 2023 11:39 AM
To: Chloe Bonsen
Subject: FW: 163/22 SPR - additional information
Attachments: Existing Waterlines.pdf; 5786 Bob Galbreath Letter.pdf

Hi Chloe,

I left a note in SmartGov. It looks like the only thing remaining at this point is a letter from the water system purveyor acknowledging the proposed change of use. If there are any questions about this requirement, please let me know. I spoke with the applicant some time ago about the letter, but he can feel free to call me again if he has questions.

Best,
Patty



Patty Shults
Environmental Health Specialist III
Public Health

Email: PL.Shults@islandcountywa.gov | Office: +1(360)678-7930
1 NE 6th St., PO Box 5000, Coupeville, WA 98239

Email is subject to public disclosure requirements per RCW 42.56

From: Patty Shults
Sent: Thursday, January 5, 2023 11:20 AM
To: Chloe Bonsen <C.Bonsen@islandcountywa.gov>
Subject: FW: 163/22 SPR - additional information

Thanks for sending, Chloe. I will take a look at the attached items.

Best,
Patty

From: Chloe Bonsen <C.Bonsen@islandcountywa.gov>
Sent: Thursday, January 5, 2023 10:11 AM
To: Patty Shults <PL.Shults@islandcountywa.gov>
Subject: RE: 163/22 SPR - additional information

Hello Patty,

I've attached what I got about the requests. I have added them to the additional information received. Let me know if these are what you were looking for. They should have been added originally with the other information but must have been missed.

Thanks,
Chloe Bensen



Chloe Bensen
Current Use Planner
Planning

Email: C.Bensen@islandcountywa.gov | Office: +1(360)678-7822
1 NE 6th St., PO Box 5000, Coupeville, WA 98239

Email is subject to public disclosure requirements per RCW 42.56

From: Patty Shults <PL.Shults@islandcountywa.gov>
Sent: Thursday, January 5, 2023 9:35 AM
To: Chloe Bensen <C.Bensen@islandcountywa.gov>
Subject: 163/22 SPR - additional information

Hi Chloe,

Per SmartGov and our office files, we have received the requested letter from a licensed septic designer confirming viability for the septic system as it relates to the change of use. The Solid Waste Management Plan has also been approved.

As far as I know, we have not received a letter from the water purveyor confirming the change of use for this parcel's connection and/or a revised site plan showing water transport lines to include connections to existing structures? Please let me know if you have any information about the remaining two requested items.

Thanks,
Patty



Patty Shults
Environmental Health Specialist III
Public Health

Email: PL.Shults@islandcountywa.gov | Office: +1(360)678-7930
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PROPERTY OF PROPOSED HOME INDUSTRY

SWELL WOODWORKS LLC WOODWORKING SHOP

LOT or PARCEL # R 32923-398-4870

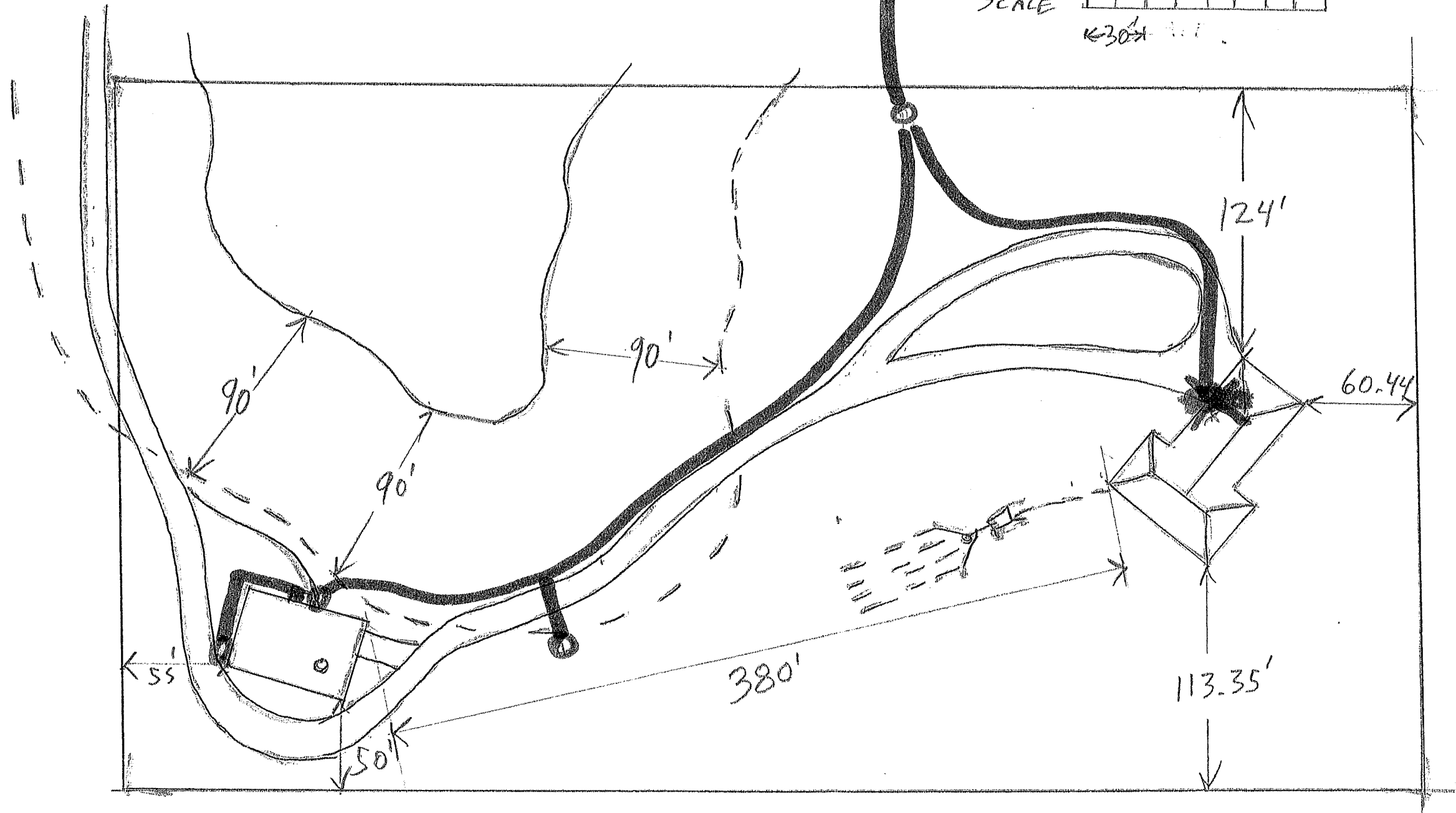
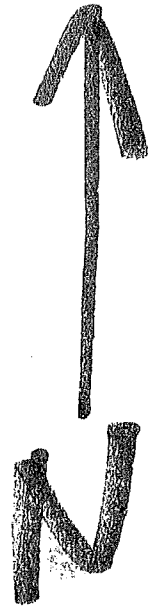
TWO PARTY
WELL

WATER LINES ~~4/14/2022~~

ANTI FREEZE HOSE
BIBS - ~~XXXXXXXXXX~~

HOUSE ENTRY POINT ~~XXXXXXXXXX~~

SCALE 120'
120'
30'



Chloe Bonsen

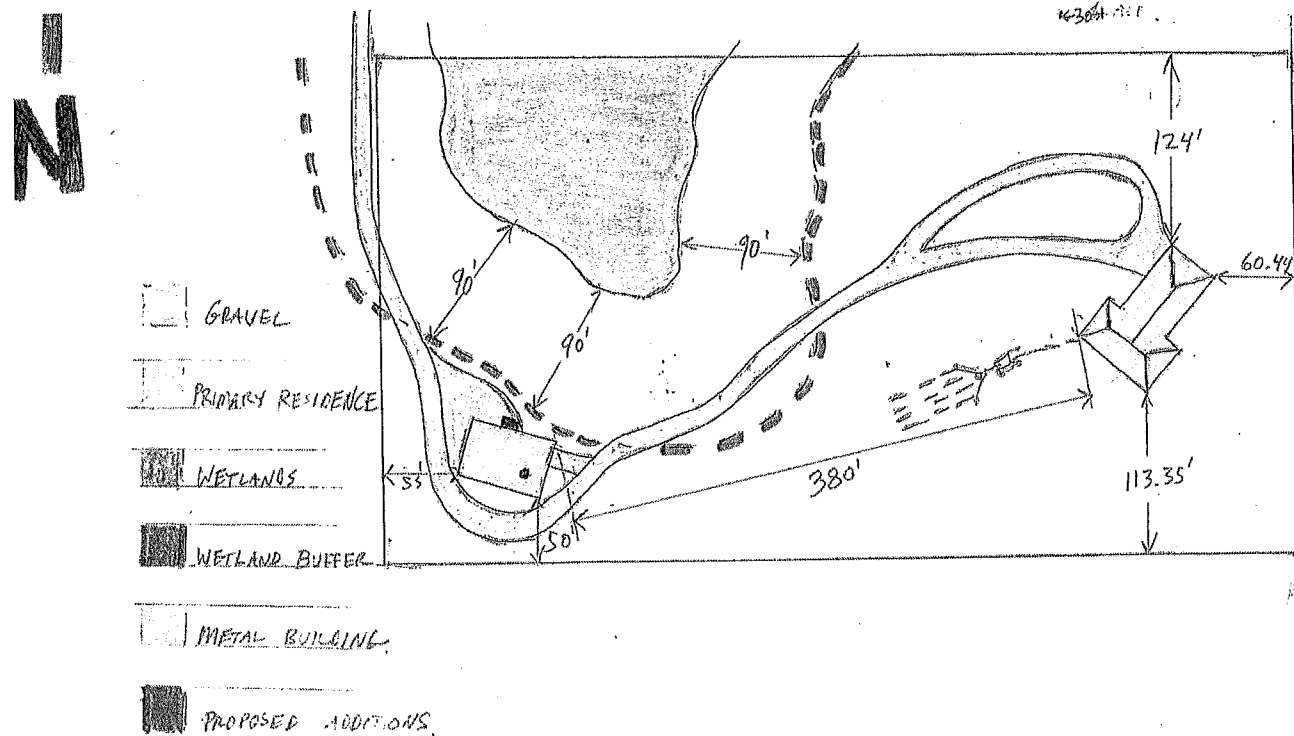
From: Beckett, Leah (ECY) <lbec461@ECY.WA.GOV>
Sent: Tuesday, January 24, 2023 2:14 PM
To: Chloe Bonsen
Subject: RE: Swell Wood Works - 163/22

Caution: This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. Contact IT with any questions.

Hi Chloe,

Thanks for the opportunity to comment. I don't have substantive comments on this proposal, but I do have a couple of very minor items.

After reviewing the materials, it isn't clear to me whether the accessory workshop is what is being proposed, or if the workshop is existing and the applicant is only adding a small extension of the existing building. The site plan in the application materials seems to indicate that only a small bump out of the workshop is proposed; however, in aerial imagery from Google maps, no workshop is shown (see below the site plan from application materials compared to imagery from Google maps, accessed today).



I only note this because it wasn't clear to me whether the proposal is to relocate the driveway from within the 90' wetland buffer to bump it out to the parcel boundary further south away from the wetland.

If the proposal is to construct the workshop and bump the driveway away to the south side of the workshop, then I wondered whether buffer planting or restoration would take place on the north side of the workshop?

I may be misinterpreting the proposal, and in general I don't have any comments or suggestions other than if there is an opportunity to move a portion of the driveway outside the wetland buffer, or to enhance the wetland buffer between the workshop and driveway and the wetland—that would be good!

Thanks,

Leah

Leah Beckett, PhD, PWS
Wetland Specialist
Washington State Department of Ecology
Northwest Region
Cell: (425) 324-5590 | Email: Leah.Beckett@ecy.wa.gov



From: Chloe Bensen <C.Bensen@islandcountywa.gov>
Sent: Tuesday, January 24, 2023 9:47 AM
To: Beckett, Leah (ECY) <lbec461@ECY.WA.GOV>
Subject: Swell Wood Works - 163/22

Hello Leah,

You may not have had a chance to comment on the application linked below.

<https://ftp.islandcountywa.gov/?ShareToken=58AB0349D730274F846CB2EA955E98B9133EE00E>

If you have any questions or comments regarding the application, please let me know.

Thank you,
Chloe Bensen



Chloe Bensen
Current Use Planner
Planning

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1 NE 6th St., PO Box 5000, Coupeville, WA 98239

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Chloe Bonsen

From: Brendan Osmond <brendan@swellwoodworks.com>
Sent: Wednesday, January 25, 2023 7:34 PM
To: Chloe Bonsen
Subject: Re: 163/22 SPR

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Hi Chloe,
Thank you for the update, I have you on my calendar at 10am on March the 6th.
Thanks,
Brendan

On Wed, Jan 25, 2023 at 4:25 PM Chloe Bonsen <C.Bonsen@islandcountywa.gov> wrote:

Hello Brendan,

I did find the letter. It happened to be folded partly over the corner of the other, so they were stuck together. Health has reviewed it and signed off.

The hearing will be at 10 am.

I am sorry for the inconvenience this has caused.

Please let me know if you have any other questions.

Chloe Bonsen



Chloe Bonsen
Current Use Planner
Planning

Email: C.Bonsen@islandcountywa.gov | Office: +1(360)678-7822
1 NE 6th St., PO Box 5000, Coupeville, WA 98239

Email is subject to public disclosure requirements per RCW 42.56

From: Brendan Osmond <brendan@swellwoodworks.com>

Sent: Wednesday, January 25, 2023 2:42 PM

To: Chloe Bensen <C.Bensen@islandcountywa.gov>

Subject: Re: 163/22 SPR

Caution: This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. Contact IT with any questions.

Chloe,

My apologies if I came across rude this morning it's just been such a long time in the making getting this meeting scheduled and it's just a Nother setback to reschedule if you or other departments were unable to locate water usage change of use letter I can bring one by tomorrow, the last time we spoke in person, you said, all requested information had been received.

March 6 will work for the new date. What time is the meeting set for?

Thanks

Brendan

Sent from my iPhone

On Jan 25, 2023, at 9:14 AM, Chloe Bensen <C.Bensen@islandcountywa.gov> wrote:

Hello Brendan,

Unfortunately, it is due to having two departments still working on their reviews of the application. With the deadlines around the type three process, we had to reschedule to the next available date, March 6th.

Please let me know if you have any other questions.

Chloe Bensen

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Chloe Bonsen
Current Use Planner
Planning

Email: C.Bonsen@islandcountywa.gov | Office: +1(360)678-7822
1 NE 6th St., PO Box 5000, Coupeville, WA 98239

Email is subject to public disclosure requirements per RCW 42.56

From: Brendan Osmond <brendan@swellwoodworks.com>

Sent: Wednesday, January 25, 2023 8:58 AM

To: Chloe Bonsen <C.Bonsen@islandcountywa.gov>

Subject: Re: 163/22 SPR

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I am still hopeful we can hold that February 6 date I would like some explanation as to why it's been pushed back an additional month. At this point this is becoming quite an issue.

Sent from my iPhone

On Jan 25, 2023, at 8:54 AM, Brendan Osmond <brendan@swellwoodworks.com> wrote:

Hi Chloe,

That letter was submitted quite some time ago. My neighbor, John Kosa, signed letter stating his acknowledgment of change of use. It is a two party well system.

Please let me know if you have any further questions. I look forward to our meeting February 6.

Brendan

Sent from my iPhone

On Jan 25, 2023, at 8:25 AM, Chloe Bonsen
<C.Bonsen@islandcountywa.gov> wrote:

Hello Brandon,

I am currently working on wrapping up the review of this application.

It looks like Health needs one last item from their last letter. The Health Department needs a letter from the water system purveyor acknowledging the proposed change of use.

Unfortunately, we have also had to reschedule your meeting for February 6th to March 6th.

Please don't hesitate to ask any questions or concerns.

Best-

Chloe Bensen

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79a91001501b.png>

Chloe Bensen
Current Use Planner
Planning

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1 NE 6th St., PO Box 5000, Coupeville, WA 98239

Email is subject to public disclosure requirements per RCW 42.56

Chloe Bensen

From: Brendan Osmond <brendan@swellwoodworks.com>
Sent: Monday, January 30, 2023 1:49 PM
To: Chloe Bensen
Subject: Re: 163/22 - Hearing Information

Caution: This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. Contact IT with any questions.

Thanks

Sent from my iPhone

On Jan 30, 2023, at 9:45 AM, Chloe Bensen <C.Bensen@islandcountywa.gov> wrote:

Hello Brendan,

I hope your week is on a good start. Jonathan, the Assistant Planning Director, informed me you had a question regarding when and where the meeting would be held for your application. The scheduled time is at 10 am on March 6th, 2023. The meeting will be held in the Board of County Commissioners room in the Island County Annex Building (the building with Planning and Community Development counter) in Coupeville. The address is provided below:

Coupeville Office
Location:
Annex Building
1 NE 6th St.
Coupeville, WA 98239

Please let me know if you have any other questions or concerns.

Best –

Chloe Bensen

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79a91001501b.png>

Chloe Bensen
Current Use Planner
Planning

Email: C.Bensen@islandcountywa.gov | Office: +1(360)678-7822
1 NE 6th St., PO Box 5000, Coupeville, WA 98239

Email is subject to public disclosure requirements per RCW 42.56

Ray Gabelein
Bulldozing & Backhoe Co.

5785 Bayview Road Langley, WA 98260
360 321-1624 / mallard@whidbey.com

To whom it may concern,

I completed a septic system inspection at 5786 Bob Galbreath Rd. Clinton Wa. on 11/03/2022. As a licensed septic system designer I also reviewed the septic system asbuilt [#373-07] that is on file. The septic system showed no deficiencies and will serve the current use as well as the proposed use of a home industry type wood working shop. The current owner/applicant has stated that there are no plans to add any employees to the proposed wood working shop/business. The net result of the home industry that is proposed will not add any additional use or have any negative impact on the existing septic system. Please do not hesitate to call or contact me if there is additional information needed from me on this issue.

Thank you,

Ray Gabelein DBA Ray Gabelein Bulldozing and Backhoe Co.



Exhibit N

Inadvertent Discovery Plan

Island County Inadvertent Discovery Plan

In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover protected cultural material (e.g., bones, shell, antler, horn or stone tools), the following actions will be taken:

1. When an unanticipated discovery of protected **cultural material** (see definitions below) occurs, the property owner or contractor will completely secure the location and contact:
 - a) The property owner and project manager;
 - b) The Department of Archaeology and Historic Preservation (DAHP) (Stephanie Jolivette, 360-586-3088);
 - c) The affected Tribal members:
 - a. The Swinomish Indian Tribal Community (Josephine Jefferson, THPO, office:360-466-7352, cell: 360-488-3860);
 - b. The Tulalip Tribes (Richard Young, cell: 425-622-4303);
 - c. Scott Schuyler, Upper Skagit Tribe (360-854-7090, cell 360-630-3680),
 - d. Jackie Ferry, THPO, Samish Tribe (office:360-726-3399, cell: 360-770-7784),
 - e. and Kerry Lyste, Stillaguamish Tribe, THPO (office: 360-572-3072)
 - d) and the Island County planner associated with the project.
 2. If the discovery is **human remains**, the property owner or contractor will stop work in and adjacent to the discovery, completely secure the work area by moving the land-altering equipment to a reasonable distance, and will immediately contact:
 - a) The property owner and project manager;
 - b) The Island County Sheriff's Department (360-629-4523 x7310)
 - c) and the Island County Coroner, Robert Bishop (360-679-7358) to determine if the remains are forensic in nature;
 - d) If the remains are not forensic in nature the Department of Archaeology and Historic Preservation (DAHP) (Stephanie Jolivette 360-586-3088 and Guy Tasa 360-586-3534); will take the lead on determining the appropriate method of treatment for the remains and will consult with the affected tribes;
- Cultural material that may be protected by law could include but not be limited to:
1. Buried layers of black soil with layers of shell, charcoal, and fish and mammal bones (Figure 1).
 2. Buried cobbles that may indicate a hearth feature;
 3. Non-natural sediment or stone deposits that may be related to activity areas of people;
 4. Stone, bone, shell, horn, or antler tools that may include projectile points (arrowheads),
 5. scrapers, cutting tools, wood working wedges or axes, and grinding stones (Figures 2 and 3);
 6. Stone tools or stone flakes (Figures 2 and 3);
 7. Perennially damp areas may have preservation conditions that allow for remnants of wood and other plant fibers; in these locations there may be remains including fragments of basketry, weaving, wood tools, or carved pieces (Figure 4); and
 8. Concentrations of historical period artifacts (> 50 years old) (Figure 5); and
 9. Human remains.

Figure 1: Shell Middens. These middens can extend into the intertidal zone in areas that have undergone sea level rise during the precontact period.



Figure 2: Examples of stone and bone tools.



Figure 3: Examples of stone flakes.



Figure 4: Examples of underwater/intertidal archaeological features including wood or stone fish weirs (left), clam gardens (bottom), sunken canoes (right) or other watercraft, and basketry.



Figure 5. Historical period sites (more than 50 years in age) are also protect by archaeology laws. These can include concentrations of broken ceramics, bottles, bricks, and metal objects.

