



Island County Planning and Community Development

Mary Engle, Director

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Notice of Application - Optional DNS Process

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

Date of issuance: March 15, 2024

Date of notice of application: March 27, 2024

Comment due date: April 10, 2024

Staff Contact: Alexander Reitz

E-mail: a.reitz@islandcountywa.gov

Phone: (360) 678-78

File Number: 094/24

Applicant: INN-Ovation Hotel Group, LLC

Location: R32926-491-4830

Proposal: Clearing and grading of 2,400 cy for future single-family residences and appurtenances.

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. The determination is based on the following findings and conclusions:

Applicants have submitted a SEPA Checklist.

Most trees will be cleared – approximately twenty will be left once clearing has taken place, ground cover will also be removed around all building sites and roadways. There will be landscaping to replace native trees, plants, and vegetation.

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review and condition development to protect critical areas affected by this proposal. The proposal may include mitigation & the project review process may incorporate or require mitigation measures regardless of whether an EIS is required.

Public, Agency, and Tribal Comments: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by 4:30 pm on **April 10, 2024**; mail to Island County Planning Department 1 NE 7th St., Coupeville, WA 98239; deliver to 1 NE 6th St, Coupeville, WA 98239; or 121 N. East Camano Drive, Camano Island; or Fax (360) 679-7306. This may be the only opportunity to comment on the environmental impacts of the proposal.

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

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

Hay will be spread around affected areas with support of sandbags and plastic fencing, a hog fuel berm will be placed around steep slopes, and grass will be planted immediately after clearing has taken place. Native grasses will be planted along the roads and on the properties to help absorb any runoff.

Required Permits: Clearing and Grading Type II Permit

Required Studies: *SEPA Checklist* (submitted)



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Notice of Application - Optional DNS Process

Date of issuance: March 27, 2024

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

Date of notice of application: March 13, 2024

Comment due date: April 10, 2024

Staff Contact: Donah Dunn

email: d.dunn@islandcountywa.gov

phone: (360) 678-7812

File Number: 098/24 CGP-II

Applicant: Brar Properties LLC

Location: R33106-227-0300, Camano Island

Proposal – Clearing approximately 4.8 acres of mature forest in preparation for future SFR

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. The determination is based on the following findings and conclusions:

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 **April 10, 2024**; mail to Island County Planning Department 1 NE 7th St., Coupeville, WA 98239; deliver to 1 NE 6th St, Coupeville, WA 98239; or 121 N. East Camano Drive, Camano Island; or Fax (360) 679-7306. This may be the only opportunity to comment on the environmental impacts of the proposal.

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

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

Required Permits:

Required Studies:



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Notice of Application - Optional DNS Process

Date of issuance: March 18, 2024

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

Date of notice of application: March 27, 2024

Comment due date: April 10, 2024

Staff Contact: Kayla Johnson **email:** kayla.johnson@islandcountywa.gov **phone:** (360) 678-7258

File Number: 159/23 SHE II

Applicant: Gregory & Sandra Sarvis, Clara Miller & Fred White

Location: S8075-00-08029-0, S8075-00-08030-0, S8075-00-08031-0, Clinton

Proposal – Remove an existing bulkhead along one parcel, construct a new bulkhead along three parcels, and replace two decks and two floating docks with pilings, and relocate two gangways.

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. The determination is based on the following findings and conclusions:

Applicant will adhere to best management practices and submitted a SEPA Checklist. The Biological Site Assessment prepared on May 18, 2018 by Element Solutions determined that piling replacement and dredging is not likely to adversely affect the biological environment of the area.

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 **April 10, 2024**; mail to Island County Planning Department 1 NE 7th St, Coupeville, WA 98239; deliver to 1 NE 6th St, Coupeville, WA 98239; or 121 N. East Camano Drive, Camano Island; or Fax (360) 679-7306. This may be the only opportunity to comment on the environmental impacts of the proposal.

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

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

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

- Vegetation on the bluff would not be removed or altered. If this is not feasible for a particular project action, a Slope Stability Plan would be developed.
- If artificial lighting is proposed, low intensity lighting would be used and would be located to prevent fish behavior disruption.
- All concrete handling equipment would be washed at an approved off-site location, and would not be washed out onto the ground, into storm drains, or open ditches. Concrete forms or other solid barriers would be used when pouring concrete within 15 feet (4.6 meters) of surface waters.

Required Permits: Shoreline Exemption Type II

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