



Island County Planning and Community Development

Jonathan Lange, AICP, CFM

Director

Physical Address: 1 NE 6th St, Coupeville, WA 98239 Mailing Address: 1 NE 7th St, Coupeville, WA 98239

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

Email: PlanningDept@islandcountywa.gov | <https://www.islandcountywa.gov/207/Planning-Community-Development>

Notice of Application- Optional DNS Process

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

Date of issuance: May 28, 2024

Date of notice of application: June 19, 2024

Comment due date: July 19, 2024

Staff Contact: Kayla Johnson

E-mail: kayla.johnson@islandcountywa.gov

Phone: (360) 678-7258

File Number: 362/22

Applicant: Anna and Kevin Sundberg

Location: 204 Driftwood Shores Rd, Camano Island, WA 98282

Proposal: New SFR in the floodplain; proposal exceeds maximum impervious surface area.

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 will adhere to best management practices (BMPs) and submitted a SEPA Checklist. The Biological Site Assessment and FEMA Habitat Assessment prepared by Raedeke Associates, Inc. on December 6, 2022, determined that the project proposal would not adversely impact floodplain storage, critical areas, or their buffers. All species listed in the Biological Site Assessment were given a May Affect but is Not Likely Adverse Effect determination.

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 **June 19, 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:

Biological Site Assessment:

- Clearly marking construction clearing boundaries prior to construction to prevent inadvertent runoff or track out from the site.
- Use of spill control measures during pouring of concrete, and cleanup after use of the concrete.
- Install and maintain temporary and permanent soil erosion control measures (TESC Plan) during and after construction, consistent with best management practices, as required by Island County. Excessive erosion is not anticipated because of the minimal onsite slope and the existing bulkhead. Erosion protection measures will be implemented to limit potential impacts. These measures include covering soil stockpiles if inclement weather is anticipated and silt fencing the project perimeters to protect adjacent properties from erosion run-off.
- All work on site would be completed with clean equipment in good condition with no evidence of petroleum product leakage. All equipment would be inspected, serviced, and cleaned off-site to prevent leakage or any contamination of the water.
- Emergency spill response and clean-up equipment would be available on site during all work activities. At a minimum, this kit will include material for containment and clean-up of petroleum products.
- No fueling or servicing of construction vehicles would be permitted within the project work area.

Required Permits: Shoreline Variance

Required Studies: *Biological Site Assessment, SEPA Checklist*