



Island County Planning and Community Development

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Director

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Notice of Application - Optional DNS Process

Date of issuance: December 30, 2024

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

Date of notice of application: January 8, 2025

Comment due date: January 22, 2025

Staff Contact: Yumi Shridhar **email:** y.shridhar@islandcountywa.gov **phone:** (360) 678-7817

File Number: 414/24 SHE-II

Applicant: David Haagen

Location: S8005-00-0A007-0: 581 Race Rd., Coupeville

Proposal – Construction of single-family home and normal appurtenances. Existing drainfield will be used for drainage and new drainfield will be constructed. Site is in or near: Wetlands, steep slopes, flood hazard area, feeder bluff, shoreline jurisdiction, natural heritage program, eagles management area, and forage fish spawning site.

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:

- The Geotechnical Engineering Report conducted by Geotest on February 9, 2024 determined that the subsurface conditions at the site are suitable for the proposed development.
- The Critical Areas & Biological Site Assessment Report conducted by Wetlands & Wildlife Environmental Consulting on November 15, 2024 determined that no permanent adverse ecological impacts will occur to the on-site wetland, Shorelines of the State, or associated protective buffer as a result of the proposed project described in this report, as long as appropriate temporary erosion and sediment control measures are in place and restoration efforts are implemented for the voluntary gravel removal as described in this report.

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

Public, Agency, and Tribal Comments: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by 4:30 pm on **January 22, 2025**; 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:

- **Geotechnical Report**
 - GeoTest recommends that the following mitigations be implemented to prevent excessive erosion from occurring:
 - All clearing and grading activities for future residence construction will need to incorporate Best Management Practices (BMPs) for erosion control in compliance with current Island County codes and standards.
 - GeoTest recommends that appropriate silt fencing be incorporated into the construction plan for erosion control.
 - GeoTest recommends that onsite BMPs be implemented during construction. Areas of native vegetation left in place, could also be enhanced by adding additional native plant species and/or other vegetation enhancements.
 - Removal of vegetation and trees without proper mitigation may increase the risk of failure for the surficial soils during periods of wet weather. Planting additional brush and vegetation within the subject site and areas disturbed by excavation activities will help maintain near surface slope stability by providing a stable root base within the near surface soils.
 - Yard waste should not be dumped onto the top or face of existing or developed site slopes. Yard waste can retain water and cause slope instability.
 - Proper drainage controls have a significant effect on erosion. All surface water and any collected drainage water should not be allowed to be concentrated and discharged down the face of an existing steep slope. All collected stormwater should be directed to an appropriate collection system away from the slope, as designated on the project plans.
 - All areas disturbed by construction practices should be vegetated or otherwise protected to limit the potential for erosion (as soon as practical) during and after construction. Areas requiring immediate protection from the effects of erosion should be covered with either plastic, mulch, or erosion control netting/blankets. Areas requiring permanent stabilization should be seeded with an approved grass seed mixture, hydroseeded with an approved seed-mulch-fertilizer mixture or landscaped with a suitable planting design.
 - In addition to the preceding recommendations, typical erosion control measures during construction will be required. These measures can include a rock-surfaced construction entrance or downslope silt fencing, depending on the regulations of Island County and/or the governing jurisdiction. No other mitigations are required to address erosion hazards on the property.
- **Wetlands & BSA Report**
 - Best management practices, including a discussion of on-going maintenance practices that will assure protection of all critical areas on-site after the project has been completed. If monitoring is required, this section shall include a description of proposed monitoring criteria, methods, and schedule.
 - Prior to any earthwork associated with the proposed project, temporary erosion, and sediment control (TESC) best management practices (silt fence or similar industry standard) will be installed around the proposed temporary disturbance (clearing / grading) limits shown on the attached Map Sheet CA1.00 in order to minimize the potential of any project-related erosion from reaching the adjacent Critical Areas, Shorelines of the State, or associated protective buffers. The silt fence or any other TESC BMP's will remain in place until the soil is sufficiently stabilized to prevent erosion of soil near the Critical Areas buffers. The property owner or assigned project consultants will

maintain the TESC BMP's regularly throughout the project duration to ensure proper function of the TESC BMP's, and any deficiencies will be quickly corrected to ensure the TESC BMPs perform the intended functions. After the grades have been achieved, the property owners or project team will spread grass / herb seed mixture among all temporarily disturbed bare ground areas and place weed-free straw among all disturbed areas in an effort to stabilize the temporarily disturbed soils

Required Permits: Shoreline Exemption

Required Studies: *SEPA Checklist, Wetland &BSA Report, Geotechnical Report*

Notice of Application - Optional DNS Process

Date of issuance: 12/31/2024

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

Date of notice of application: 01/08/2025 **Comment due date:** 01/21/2025

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

File Number: 417/24 SHE-II **Applicant:** Lorin Matthews

Location: 3686 Oceanside Dr, Greenbank, WA 98253 (7310-02-00010-0)

Proposal – Riprap, identified as an unpermitted violation, will be removed. New sheet pile stabilization will be installed just behind the existing timber structure. The current chains and tie-backs will be replaced with anchor tie-backs and concrete deadman anchors.

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 as documented in the Biological Site Assessment (BSA) prepared by Facet LLC., in November 2024:

BSA Conclusions: The proposed project includes the removal of the existing riprap and constructing a sheet pile bulkhead directly abutting behind the existing timber bulkhead. The existing chains and tie-backs will also be replaced with anchor tie-backs and concrete deadmans. Based on the analysis of this document, the project development is unlikely to cause a significant impact on any critical areas, species, or vegetation. The discussion areas above conclude that all species were given a not likely to adversely affect or no effect determination. The shoreline and species that utilize the habitat will be protected by the proposed best management practices. Impacts during construction will be negligible and temporary. Within the limitations of schedule, scope of work, and seasonal constraints, Facet warrants that this study was conducted in accordance with generally accepted investigation practices, including the technical guidelines and criteria in effect at the time this study was performed. (pg. 24).

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

Public, Agency, and Tribal Comments: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by 4:30 pm on **January 21, 2025**; 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:

The following conservation measures and BMPs will be incorporated by the applicant in order to avoid, reduce intensity, or otherwise minimize potential site impacts:

1. Construction timing will adhere to the work window provided by WDFW to ensure limited impact to salmonid species in the area.
2. All work on the bulkhead will be completed by equipment operating in upland area. Removal of riprap will occur in the upper intertidal area during periods of low tides. No in-water work will occur.
3. All construction debris will be collected and not allowed to reenter waters of the state.
4. If debris or spill material accidentally enters the waterway, immediate actions will be taken to remove the material, and the proper entities will be notified.
5. Care will be taken in all work to prevent debris, oils, and grease from entering the water.
6. All debris or spill material will be properly disposed of at an approved off-site disposal facility.
7. Should heavy equipment be needed, refueling will be conducted away from the shoreline in accordance with the Washington State Department of Ecology.
8. All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.

Required Permits: Shoreline Exemption, Floodplain Development Permit Hydraulic Project Approval (following SEPA determination)

Required Studies: Biological Site Assessment

Notice of Application - Optional DNS Process

Date of issuance: 12/31/2024

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

Date of notice of application 01/08/2025 **Comment due date:** 01/21/2025

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

File Number: 421/24 SHE-II **Applicant:** Nancy Cannon

Location: 3700 Oceanside Dr Greenbank WA 98253

Proposal – Removal of existing riprap that was cited as an unpermitted violation. Proposal to repair existing hole in vinyl bulkhead, with new timber wave cap installed at the top. Replacement of existing chains and concrete deadmans.

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 as documented in the Biological Site Assessment (BSA) prepared by Facet LLC, in November 2024:

BSA Conclusions: The proposed project includes the removal of the existing riprap that was cited as an unpermitted violation. Additionally, there is currently an existing hole in the vinyl bulkhead proposed to be repaired, and a new timber wave cap will be installed at the top. The proposed project includes the removal of the existing riprap and repair of a hole in the existing vinyl bulkhead, as well as installing a new timber wave cap at the top. Based on the analysis of this document, the project development is unlikely to cause a significant impact on any critical areas, species, or vegetation. The discussion areas above conclude that all species were given a not likely to adversely affect or no effect determination. The shoreline and species that utilize the habitat will be protected by the proposed best management practices. Impacts during construction will be negligible and temporary. Within the limitations of schedule, scope of work, and seasonal constraints, Facet warrants that this study was conducted in accordance with generally accepted investigation practices, including the technical guidelines and criteria in effect at the time this study was performed. (pg. 27)

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

Public, Agency, and Tribal Comments: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by 4:30 pm on **January 21, 2025**; 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:

The following conservation measures and BMPs will be incorporated by the applicant in order to avoid, reduce intensity, or otherwise minimize potential site impacts:

1. Construction timing will adhere to the work window provided by WDFW to ensure limited impact to salmonid species in the area.
2. All work on the bulkhead will be completed by equipment operating in upland area. Removal of riprap will occur in the upper intertidal area during periods of low tides. No in-water work will occur.
3. All construction debris will be collected and not allowed to reenter waters of the state.
4. If debris or spill material accidentally enters the waterway, immediate actions will be taken to remove the material, and the proper entities will be notified.

5. Care will be taken in all work to prevent debris, oils, and grease from entering the water.
6. All debris or spill material will be properly disposed of at an approved off-site disposal facility.
7. Should heavy equipment be needed, refueling will be conducted away from the shoreline in accordance with the Washington State Department of Ecology.
8. All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.

Required Permits: •Shoreline Exemption •Floodplain Development Permit •Hydraulic Project Approval (following SEPA determination)

Required Studies: BSA

Notice of Application - Optional DNS Process

Date of issuance: 01/08/2025

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

Date of notice of application 12/27/2024 **Comment due date:** 01/22/2025

Staff Contact: Cambria Edwards **email:** c.edwards@islandcountywa.gov **phone:** 360-678-7938

File Number: 426/24 CGP-II **Applicant:** Keith Smith & Amy Yeater

Location: R32933-220-3600; Clinton, WA 98236

Proposal – Clearing of approximately 30 trees, 0.42 acres, to establish building sites for single-family residence near wetlands and a stream.

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 **June 26, 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:

SEPA Checklist:

Will Replant *Rubus spectabiils*, *Ilex aquifolium*, *Vaccinium parvifolium munitum* in areas open after construction.

Wetland Report:

All development will take place outside of all wetlands, streams, and associated buffers. No wetland, stream, or buffer alteration are proposed.

Required Permits: CGP-II, Class IV Forest Practice Permit

Required Studies: *SEPA, Wetland Report*