



Island County Planning and Community Development

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Notice of Application - Optional DNS Process

Date of issuance: 03/26/2025

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

Date of notice of application: 04/09/2025 **Comment due date:** 04/22/2025

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

File Number: 112/25 SHE-II **Applicant:** TERESA MACKENZIE

Location: 2651 W Beach Rd, Oak Harbor, WA 98277 (S7700-00-00016-0)

Proposal – 77 LF of deteriorated timber bulkhead will be removed. An in-kind replacement will be installed within the same footprint.

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. The determination is based on the following findings and conclusions from the submitted SEPA checklist and Biological Site Assessment prepared by Facet LLC. in March of 2025:

BSA Conclusion: The proposed project is for the removal of 77 LF of timber shoreline and replacement with a concrete bulkhead in the existing footprint. 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.

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 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:

- Construction timing will adhere to the work window provided by WDFW to ensure limited impact to salmonid species and forage fish in the area.
- All work on the bulkhead will be completed by equipment operating in the upper intertidal area during periods of low tides. No in-water work will occur.
- All construction debris will be collected and not allowed to reenter waters of the state.
- 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.
- Care will be taken in all work to prevent debris, oils, and grease from entering the water.
- All debris or spill material will be properly disposed of at an approved off-site disposal facility.
- Should heavy equipment be needed, refueling will be conducted away from the shoreline in accordance with the Washington State Department of Ecology.
- All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.

Required Permits:

- Island County shoreline exemption
- floodplain development permit
- WDFW HPA
- USACE Section 404

Required Studies: Biological Site Assessment, Geotechnical/Coastal Reports.

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

File Number: 106/25 SHE-II **Applicant:** STEVEN & CYNTHIA BENNETT

Location: 2649 WEST BEACH RD., OAK HARBOR, WA 98277 (S7700-00-00015-0)

Proposal – REPLACE THE EXISTING 41-LF SHORELINE STABILIZATION TIMBER BULKHEAD IN-KIND WITH A PROPOSED TIMBER BULKHEAD WITHIN THE SAME FOOTPRINT.

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

being used. The determination is based on the following findings and conclusions from submitted SEPA Checklist and Biological Site Assessment Prepared by Facet LLC. in March of 2025:

BSA Conclusion: The proposed project is for the in-kind replacement of a deteriorated timber bulkhead and deck. 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. The replacement bulkhead design will improve upland drainage management and minimize the need for future maintenance.

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.

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 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:

- Construction timing will adhere to the work window provided by WDFW to ensure limited impact to salmonid species and forage fish in the area.
- All work on the bulkhead will be completed by equipment operating in the upper intertidal area during periods of low tides. No in-water work will occur.
- All construction debris will be collected and not allowed to reenter waters of the state.
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- Care will be taken in all work to prevent debris, oils, and grease from entering the water.
- All debris or spill material will be properly disposed of at an approved off-site disposal facility.
- Should heavy equipment be needed, refueling will be conducted away from the shoreline in accordance with the Washington State Department of Ecology.
- All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.
- Construction will occur in the same footprint as the existing.

Required Permits:

- Shoreline exemption permit
- HPA • Section 404 Permit
- Building permit
- Floodplain Development Permit

Required Studies: Biological Site Assessment (BSA), Geotechnical/Coastal Report