



Island County Planning and Community Development

Jonathan Lange, AICP, CFM
Director

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/Planning/Pages/Home.aspx>

Notice of Application - Optional DNS Process

Date of issuance: 09/10/2025

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

Date of notice of application 09/17/2025 **Comment due date:** 09/30/2025

Staff Contact: Lizzie Longo **email:** e.longo@islandcountywa.gov **phone:** 360-678-7993

File Number: 343/25 SHE-II **Applicant:** Cyndi Toms

Location: 7485-00-00124-0; 2158 Mariner Beach Dr, Oak Harbor, WA 98277

Proposal – The concrete bulkhead is damaged and requires repairs in order to provide continued protection for the upland property. Proposed repairs are replacing up to 50 percent of the upper half of the bulkhead including the wave cap.

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 **September 30, 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:

Biological Site Assessment:

1. Construction will be conducted during low-tides, in the dry.
2. All construction debris will be collected and not allowed to enter the waters of the state.
3. If debris or spill material accidentally enter the waterway, immediate actions will be taken to remove the material, and proper entities will be notified.
4. Care will be taken in all work to prevent debris, oil, and grease from entering the water.
5. All debris or spill material will be properly disposed of at an approved off-site disposal facility.

6. Refueling will be conducted away from the shoreline in accordance with the Washington State Department of Ecology.
7. All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.
8. No equipment, materials, or vehicles shall be parked or stored near or on the beach.
9. No filling, excavation, stockpiling of materials, or heavy equipment use shall take place near the top of the steep slope area.
10. Excavation and site disturbing activities shall be strictly limited to the minimum necessary to accomplish the work authorized in this decision. Soil and materials shall be stockpiled landward of the OHWM and erosion and sedimentation control best management practices shall be employed.
11. All construction and demolition debris shall be disposed of at a site approved by the County Public Works Department. There shall be no dumping or disposal of debris on the beach or in the Waters of the State.
12. No encroachment onto any legally existing easement or property line (or onto any required setback for such) is proposed by this design beyond what is specifically shown and called out herein.

Required Permits: SHE, HPA,

Required Studies: *Biological Site Assessment*