



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

PHONE: 360.679.7339 ■ from Camano 360.629.4522, Ext. 7339 ■ from S. Whidbey 360.321.5111 x 7339
FAX: 360.679.7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

Notice of Application - Optional DNS Process

Date of issuance: March 15, 2023

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

Date of notice of application: March 15, 2023

Comment due date: March 29, 2023

Staff Contact: Malcolm Roberts

email: m.roberts@islandcountywa.gov

phone: 360-679-7365

File Number: 043/23 SHE

Applicant: Daniel Brandvold

Location: R33107-476-3880, Camano Island

Proposal – install 50' long pile bulkhead w/ lag bolts. Project is in the vicinity of Shoreline, Wetlands.

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 Biological Site Assessment, Prepared by Davido Consulting Group, proposes the project may affect, but is not likely to adversely affect,

The Biological Site Assessment prepared in December 2023 by Davido Consulting Group, determined that the project development may affect, but is not likely to adversely affect Ecological function or species. The shoreline and species that utilize the habitat will be protected by the proposed best management practices. Impacts during the construction will be negligible and temporary.

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 **March 29, 2023**; mail to Island County Planning Department PO Box 5000, 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.

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:

1. Construction timing will adhere to the work window provided by WDFW to ensure limited impact to salmonoid species and surf smelt in the area.
2. 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.
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: SHE Type-II

Required Studies: BSA, Geo-Coastal Report



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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 15th, 2023

Date of notice of application: March 15th, 2023

Comment due date: March 29th, 2023

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

File Number: 063/23 SHE II **Applicant:** Vij Rajarajan

Location: 2537 Bretland Rd. Camano Island, WA 98282 (R33004-342-4290)

Proposal: New cable lift to provide beach access from a property atop a 130-foot bluff without requiring slope disturbance or clearing. No change in floodplain capacity and the lower tram landing will be behind the OHWM. Located in/near FEMA flood zone, Feeder Bluff, Steep Slopes and Geologically Hazardous Areas.

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 geo-coastal report conducted by Cobalt Geosciences on August 11th, 2022, and the BSA conducted by Tabitha Simonetti of Aquatic Resources LLC on December 22, 2022:

Geo Technical: The existing steep slope system will not be affected by the tram construction if performed in accordance with permit requirements, recommendations and with periodic geotechnical oversight. The tram will not increase or decrease the current level of slope stability (factors of safety) in this area if supported on driven piers extending to refusal.

BSA: The project has been designed to avoid impacts. The project conforms with Island County's building standards. All work will occur behind the existing bulkhead and OHWM. No native riparian vegetation is proposed to be removed. It is determined that no-net-loss of ecological function will result from this project's impacts.

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 **March 29th, 2023**, mail to Island County Planning Department PO Box 5000, 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.

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

Geo-Technical: Cobalt Geosciences should be retained to provide part time field review during construction in order to verify that the soil conditions encountered are consistent with the design assumptions and that the intent of the recommendations is being met. This will require field and engineering review to:

- Monitor pile and or helical pier placement
- Verify soils bearing for any shallow foundation areas

Erosion Sediment Control (ESC) is used to reduce the transportation of eroded sediments to wetlands, streams, lakes, drainage systems and adjacent properties. Erosion and sediment control measures should be implemented, and these should be in general accordance with local regulations. At a minimum, the following basic recommendations should be incorporated into the erosion and sediment control features for the site:

- Schedule work to occur during the dry season (generally May through September). However grading activities can occur during the wet season (October through April) if following best management practices.
- All site work should be completed and stabilized as quickly as possible.
- Additional perimeter erosion and sediment control features may be required to reduce the possibility of sediment entering the surface water.
- Any runoff generated by the dewatering discharge should be treated through the construction of a sediment trap if there is sufficient space. If space is limited other filtration methods will need to be incorporated.

Tram structures at the top of the slope should be supported on variable diameter pipe piles or helical anchors. Pile should consist of Schedule 40 galvanized steel with mechanical couplers for splices. Battered piles may be necessary to provide lateral support to the structures. Helical Piers may be used a lateral and vertical anchor support for tram structures.

Temporary excavations should be in accordance with Washington Administrative Code (WAC) and should be visually inspected daily by a qualified person during construction and documented in daily reports. Temporary cuts should be covered in visqueen to reduced erosion during wet weather and monitored. Heavy equipment/materials should not be stored or operated within 10 feet of the top of the steep slope.

BSA: All shoreline development must be located, designed, constructed, and maintained in a manner that protects ecological functions and ecosystem-wide processes. Steps will be taken during project planning and implementation to find the least environmentally damaging practicable alternative, while still achieving the project goal. Several mitigation and management measures will be taken through the design of the project and construction techniques to avoid and minimize impacts and are shown below.

- The cable lift owners will not remove or significantly disturb riparian vegetation
- No natural vegetation removal shall occur during construction of the proposed action. Vegetation disturbance will be limited to minor pruning on the slope to avoid contact.

- Recommendations from the geotechnical report will be followed to protect the integrity of the steep slope.
- All work will be done above the OHWM.
- All equipment will be kept clean and in good condition. Daily inspections will occur.
- An emergency spill response plan and equipment will be kept on site during construction and readily available

Required Permits: Shoreline Exemption Permit Type-II

Required Studies: Biological Site Assessment, Geotechnical Report, SEPA Checklist



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Notice of Application - Optional DNS Process

Date of issuance: March 15, 2023

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

Date of notice of application: March 15, 2023

Comment due date: March 29, 2023

Staff Contact: Malene Garcia-DeBoard **email:** m.garcia-deboard@islandcountywa.gov **phone:** (360) 678-7817

File Number: 077/23 SHE II **Applicant:** Brian and Christina Chi Cornell

Location: S7675-00-00007-0, Oak Harbor

Proposal – In kind replacement of existing deck

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 August 8, 2022 by Davido Consulting Group found that there will be temporary direct impacts to habitats through increases in sound. No significant vegetation or aquatic habitat will be disturbed. There will be minimal direct impacts due to the project repairing an existing structure. Direct impacts are only expected to occur during construction. No habitats used by any species considered in the report will be directly or permanently impacted. Impacts can be reduced by implementing specific mitigation measures.

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 **March 29, 2023**; mail to Island County Planning Department PO Box 5000, 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.

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 project will follow all best management practices. All construction debris will be collected and not allowed to reenter waters of the state. 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. To minimize soil disturbance, the existing cement bulkhead that is located under the deck will be used as a foundation support for the new deck.

Required Permits: Shoreline Exemption Type II

Required Studies: Biological Site Assessment, SEPA Checklist



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Notice of Application - Optional DNS Process

Date of issuance: 3/9/23

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

Date of notice of application: 3/15/23 **Comment due date:** 3/29/23

Staff Contact: Chloe Bensen **email:** c.bensen@islandcountywa.gov **phone:** (360) 678-7822

File Number: *(if applicable)* EBY-22-24 **Applicant:** Susan Iacono

Location: 2225 Van Dam Rd, Coupeville WA 98239

Proposal – *Demolish a historic SFR & Replace it with a new modular SFR in the Ebey’s Landing National Historical Reserve*

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 applicant’s proposal is to demolish a historic SFR & Replace it with a new modular SFR in the Ebey’s Landing National Historical Reserve design review area 1. The historic home was built in the 1930s.

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 March 29, 2023; mail to Island County Planning Department PO Box 5000, 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.

To request notice of hearings, to receive a copy of the decision, or 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 construction of the project will use best management practices. No mitigation was provided.

Required Permits:

Ebey's Landing National Historical Reserve Certificate of Appropriateness, Building permit, demolition permit.

Required Studies:

SEPA, Archology Survey.