



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: <http://www.islandcountywa.gov/planning>

Notice of Application

Optional DNS Process

(Note: The optional process can only be used for project proposals – non-project decisions such as code amendments and GMA actions must use regular DNS or DS process.)

Date of issuance: October 5, 2022

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

Date of permit application: February 25, 2022 **Date of determination of completeness:** September 27, 2022

Date of notice of application: October 5, 2022 **Comment due date:** November 4, 2022

Staff Contact: Brent Ryan **email:** b.ryan@islandcountywa.gov **phone:** (360) 678-7258

File Number: 063/22 S-VAR **Applicant:** Amin Karmali & Aya Karmali

Location: R23133-378-1030, Greenbank

Proposal – Construction of new SFR with rear deck & a new stormwater tightline down the bluff. Project will include a new driveway & installation of new septic components. Parcel is in Natural Shoreline Environmental Designation, contains mapped steep slopes, mapped unstable slopes, and mapped Eagle management area.

Island County has reviewed the proposed project for probably 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 Cedarock Consultants, Inc., dated January 31, 2022, determined the proposal would have no effect on existing Essential Fish Habitat (EFH) for salmonid species and no effect on Essential Fish Habitat (EFH) for groundfish and pelagic species. Applicant will follow the recommended conservation measures outlined in the Biological Site Assessment.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date & to the agency contact noted above.**

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: *Applicant will adhere to the following conditions & recommendations outlined in the Biological Site Assessment prepared by Cedarock Consultants, Inc., dated January 31, 2022:*

- *No land disturbance other than trenching in a relatively flat area and anchoring a 4" stormwater pipe/diffuser with rebar on the slope will occur within 200-feet of OHW.*
- *All work to place and anchor the pipe on the steep slope will be completed by hand and using hand tools.*
- *Work on the steep slope shall be completed during a period of dry weather when no runoff down the slope is present.*
- *No trees or native shrubs shall be cut down as part of the proposed action. Some minor trimming is allowed as needed for access.*
- *All work will be accessed on the existing roads to the work area. No beach access will occur and there will be no construction-related disturbance needed for access.*
- *Measures described by the project Geotech and engineer shall be followed to protect the steep slope.*
- *If fresh concrete is used to create the anchor block, the work will be done during a period when all runoff can be contained at the site until the concrete has begun to cure.*
- *Any wash water from the concrete truck shall be fully contained, allowed to settle, and disposed of at least 200 feet from MHHW and more than 50 feet from the top of bluff.*

Required Permits: Shoreline Variance with SEPA Checklist.

Required Studies: Biological Site Assessment, Geotechnical 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 Comments: Must be received by 4:30 pm on November 4th, 2022; 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.



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Date of issuance: October 5, 2022

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

Date of permit application: March 11, 2022 **Date of determination of completeness:** September 27, 2022

Date of notice of application: October 5, 2022 **Comment due date:** November 4, 2022

Staff Contact: Brent Ryan **email:** b.ryan@islandcountywa.gov **phone:** (360) 678-7258

File Number: 072/22 S-VAR **Applicant:** Alfred Aday & Lilya Roraback

Location: S8110-00-14044-0, Clinton

Proposal – Demolition of existing SFR and construction of a new 2,579 sq. ft. SFR, with normal appurtenances, elevated to meet FEMA flood zone standards. Project will include installation of new septic system and drain field and relocation of existing driveway. Parcel is in proposed Historic Beach Community Shoreline Environmental Designation and contains mapped steep slopes.

Island County has reviewed the proposed project for probably 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 Cedarock Consultants, Inc., dated December 31, 2021, determined the proposal would have no effect on existing Essential Fish Habitat (EFH) for salmonid species and no effect on Essential Fish Habitat (EFH) for groundfish and pelagic species. Applicant will follow the recommended conservation measures outlined in the Biological Site Assessment.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date & to the agency contact noted above.**

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: *Applicant will adhere to the following conditions & recommendations outlined in the Biological Site Assessment prepared by Cedarock Consultants, Inc., dated December 31, 2021:*

- *No ground disturbance other than removal of the existing concrete pad and replacement of the bulkhead shall occur within 20-feet of the OHW.*
- *No equipment or stockpiling shall be located within 25 feet of the OHWM. All equipment and material shall be delivered via existing roads.*
- *No fill material shall be imported to the site. The existing ground level shall not be raised.*
- *All work shall be completed on a flat site with TESC measures placed as necessary to prevent any runoff from reaching Puget Sound waters.*
- *All work shall be completed with clean equipment in good condition with no evidence of petroleum product leakage. All equipment shall be inspected, serviced and cleaned off site as necessary to prevent leakage or any contamination of the beach or water.*
- *Emergency spill response and clean-up equipment shall be available on site during all work activities. At a minimum, this kit shall include material for containment and clean-up of petroleum product. Telephone numbers of appropriate agency/department contacts shall be readily available on-site in case a spill should occur (e.g., Ecology, County Fire Department Hazmat Team, County Fire and Rescue).*

Required Permits: Shoreline Variance with SEPA Checklist.

Required Studies: Biological Site Assessment.

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.

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