



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: August 10, 2022

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

Date of permit application: July 21, 2022 **Date of determination of completeness:** August 3, 2022

Date of notice of application: August 10, 2022 **Comment due date:** September 9, 2022

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

File Number: 207/22 S-VAR **Applicant:** Charles Anderson & Elaine Anderson

Location: S6250-02-04008-0, 1313 Beach Dr., Camano Island

Proposal – After demolishing the residence on lot 8, and combining lot 8 with lot 9, the applicant proposes to remodel the interior, add a covered entry, additional 420 sq. ft. deck, and 909 sq. ft. addition onto the Southeast side of the residence, adjacent to a proposed 458 sq. ft. detached garage. Parcel may contain wetlands, is within a flood hazard area, & within the Shoreline Residential shoreline environment designation.

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 Hamer Environmental, dated June 13, 2022, determined the proposal would not adversely affect Essential Fish Habitat (EFH).

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 Hamer Environmental, dated June 13, 2022:*

- No in-water work will be performed.
- All construction work would be based in uplands and outside of the coastal lagoon wetland buffer
- Cut and fill below Elevation (El) 14 feet would be balanced to avoid displacing floodplain storage.
- Appropriate erosion and turbidity control measures would be in place before, during and directly following storm events
- Any new plantings shall be comprised of native species approved by the local jurisdiction. No planting of invasive species will occur.
- Permanent landscaping, with an emphasis on salt-tolerant varieties will be installed as soon as feasible during or after construction
- The proposed project will not disrupt shoreline or remove any LWD from the site
- Pesticides and herbicides will not be used within 150 feet of aquatic resource, or 24 hours prior to heavy storm events
- The proposed project will not disrupt or remove quality floodplain refugia or habitat features
- Concrete, rounded cobble or streambed cobble (or other non-angular gravel) will be used for the driveway to ensure there is no effect to spawning and rearing habitat in the event of flooding. All concrete will be poured in the dry, with secondary containment measures in place, and will be allowed to cure a minimum of 7 days before contact with surface water.
- Contractor is required to properly maintain all construction equipment and vehicles.
- Contractor should limit the amount of hazardous materials on the construction site. Any hazardous materials necessary should be properly labelled and stored (off the ground under covered/enclosed storage with watertight containers). Secondary containment of at least 1.5x volume will be required.
- A site-specific Spill Prevention, Control, and Countermeasure (SPCC) Plan should be prepared by the Contractor.
- Contractor staff should be well-trained in spill response procedures. Spill kits should be available during construction as necessary.
- Waste materials will be recycled or otherwise disposed of in a properly permitted sanitary or hazardous waste disposal site.
- Solid waste management efforts, such as proper containment and disposal of construction debris (e.g., use of watertight dumpsters and daily trash collection/removal) and street sweeping should be utilized as necessary. Dumpsters should be available on site for construction waste. The lid on the dumpster should be closed when not actively being used.
- There will be no visual impacts sufficient to affect avian foraging or migratory visibility and routes. Further, the proposed activities are in an already cleared area.
- No exposed soils will be left on site, uncovered, for more than seven (7) days or during rainfall events. Cut and fill will result in zero net storage loss

Required Permits: Shoreline Variance with SEPA Checklist.

Required Studies: Wetland Report & 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.

Public Comments: Must be received by 4:30 pm on **September 9th, 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.