



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: November 23, 2022

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

Date of notice of application: November 23, 2022 **Comment due date: December 7, 2022**

Staff Contact: Brent Ryan

email: b.ryan@islandcountywa.gov

phone: 360.678.7258

File Number: 289/22 SHE II **Applicant:** Sell – Fromme - Heller

Location: R13230-098-2310; R13230-111-2370; R13230-115-2300; R13230-133-2170; R13230-140-2400;
R13230-142-2550; R13230-142-2680; R13230-151-2420
2223, 2225, 2227, 2229 Madrona Way, Coupeville, WA 9823

Proposal – Installation of 4 new on land underground water service lines to restore water service and extension of water main 400 feet on Madrona right-of-way. Project is in the vicinity of: Wetlands, Shoreline, Cultural Resources.

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: Project will be restored to existing conditions after water lines are buried. Construction to be conducted mostly within existing gravel drive and right of way along Madrona Way. Cut and fill will result in zero net storage loss.

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 **December 7, 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 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:

- No in-water work is performed.
- Cut and fill below Elevation (El) 13 feet would be balanced to avoid displacing floodplain storage.

- Retain the duff layer, native topsoil, and natural vegetation in an undisturbed state as much as possible.
- Limit construction vehicle access and exit to one route.
- Minimize tracking of sediment onto public roads.
- Construct stormwater infiltration or detention BMPs as one of the first steps in grading, and assure they function properly.
- Construct sediment control BMPs and assure proper functioning before beginning land disturbing actives.
- Minimize sediment discharges from the site.
- Stabilize exposed and unworked soils by application of BMPs that prevent erosion.

Required Permits: Island County Shoreline Exemption

Required Studies: SEPA Checklist, BSA, Wetland Report