



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 26, 2022

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

Date of permit application: October 4, 2022 **Date of determination of completeness:** October 18, 2022

Date of notice of application: October 26, 2022 **Comment due date:** November 28, 2022

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

File Number: 427/21 S-VAR **Applicant:** Harriett Duncan & Lauro Mullins

Location: R13303-501-4010, 4789 Surfcrest Dr., Oak Harbor

Proposal – New approximately 2,000 sq. ft. single-family residence with attached garage. Proposal includes a new septic system. Parcel is within the vicinity of cultural resources, a flood hazard area, & within the Rural Conservancy 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 Cedarock Consultants, Inc., dated September 9, 2021, determined the proposal would have no effect on Essential Fish Habitat (EFH) for salmonid, groundfish, & pelagic species.

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 September 9, 2021:*

- *The new homes and drainfields shall be located as far as possible from the OHWM.*
- *No work will occur within 100-feet of OHW.*
- *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 will 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).*
- *Any natural logs on the property that need to be moved shall be returned to the beach closer to the water.*
- *As mitigation for dune grass removal, and to help ensure no-net-loss of functional shoreline habitat, Island County should consider requiring planting of native species to include trees and dune grasses in areas currently degraded.*

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 28th, 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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Staff Contact: Brent Ryan **email:** b.ryan@islandcountywa.gov **phone:** (360) 678-7258

File Number: 463/21 S-VAR **Applicant:** Ron Dotzauer & Cynthia Dotzauer

Location: R13303-340-3920, Surfcrest Dr., Oak Harbor

Proposal – New single-family residence with attached garage. Proposal includes a new septic system. Parcel is within the vicinity of cultural resources, a flood hazard area, & within the Rural Conservancy 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 Cedarock Consultants, Inc., dated September 3, 2021, determined the proposal would have no effect on Essential Fish Habitat (EFH) for salmonid, groundfish, & pelagic species.

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 September 3, 2021:*

- *The new homes and drainfields shall be located as far as possible from the OHWM.*
- *No work will occur within 100-feet of OHW.*
- *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.*
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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.

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

File Number: 494/21 S-VAR **Applicant:** Nathan Moulton & Carolina Fonseca

Location: R13303-491-4000, Surfcrest Dr., Oak Harbor

Proposal – New single-family residence with attached garage. Proposal includes a new septic system. Parcel is within the vicinity of cultural resources, a flood hazard area, & within the Rural Conservancy 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:

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