



**ISLAND COUNTY  
PLANNING & COMMUNITY DEVELOPMENT**

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## Notice of Application - Optional DNS Process

**Date of issuance:** May 25, 2022

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

**Date of notice of application:** May 25, 2022 **Comment due date:** June 24, 2022

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

**File Number:** SHE 455/21 **Applicant:** Steven Demmert & Karen Demmert

**Location:** 235 N. Sunset Dr., Camano Island, WA 98282

**Proposal** – Replacement of concrete bulkhead, approximately 75 ft. in length, with a new concrete bulkhead including beach access stairs & retaining wall. Parcel is within a critical drainage area, within the vicinity of cultural resources, within Shoreline Residential Historic Beach Community shoreline environment designation, & may contain steep slopes.

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 Cedarock Consultants, INC., dated January 2022, states it is expected that construction will not affect existing Essential Fish Habitat (EFH) for salmonid species. Additionally, long term impacts to salmonid EFH are not expected due to the conservation measures that will be employed.

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 June 24, 2022; mail to Island County Planning Department PO Box 5000, Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> 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:

1. The bulkhead shall be replaced with no major changes and shall remain within the same footprint occupied by the previous bulkhead. There shall be no change in the form or function.
2. All work on the bulkhead shall be completed by equipment operating in the upper intertidal area during periods of low tides. No inwater work shall occur.
3. The project shall not result in any removal of native species plants or trees adjacent to the shoreline.

4. All work shall be accessed on existing roads to the shoreline work area. No barge or other marine access shall be needed and there shall be no construction-related disturbance needed for access.
5. All work shall be completed as required by WDFW to minimize the potential for significant adverse impacts to salmon, bull trout, and forage fish.
6. Excavation on the beach shall be limited to only that necessary to place the new footer. All material excavated during construction shall be used as backfill.
7. When fresh concrete is used, the work shall be done during a period when tides are not expected to reach the work until the concrete has begun to cure.
8. All wash water from the concrete truck shall be fully contained, allowed to settle, and disposed of at least 150 feet from MHHW.
9. 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.
10. Emergency spill response and clean-up equipment shall be available on site during all work activities. 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).
11. Natural logs on the beach that need to be moved shall be returned to the beach after construction is finished.
12. Beach nourishment gravel shall be added if directed by WDFW.

**Required Permits:** Type-2 Shoreline Exemption with SEPA Checklist

**Required Studies:** Biological Site Assessment, Geo-coastal Report