



## Island County Planning and Community Development

Mary Engle, Director

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### Notice of Application - Optional DNS Process

**Date of issuance:** 9/26/23

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

**Date of notice of application:** 10/4/23

**Comment due date:** 10/18/23

**Staff Contact:** Kayla Johnson

**email:** [kayla.johnson@islandcountywa.gov](mailto:kayla.johnson@islandcountywa.gov)

**phone:** (360) 678-7258

**File Number:** 237/23

**Applicant:** David Bocek

**Location:** 5355 Bercot Rd, Freeland, WA 98249; S8290-00-00018-0

**Proposal:** Applicants propose the construction of new single-family residence (SFR) and appurtenances with drainage outfall into Holmes Harbor. A Biological Site Assessment (BSA) and Geo-Coastal report has been submitted. The parcel is in Shoreline Jurisdiction, on a feeder bluff, in flood hazard area AE 13, in a critical drainage area, and has steep slope(s).

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 outlined in the Geo-Coastal Report Conducted on March 6, 2023, by Avery Maverick, Licensed Geologist and MS and from the BSA conducted on June 29, 2023, by Environmental Scientists Allison Martin and Elisabeth Gonzalez:

**Geo-Coastal:** This coastal geologic buffer and house location will allow for natural beach and bluff evolution and preservation of natural beach sediment input and littoral transport to both preserve on-site and down-drift shoreforms and habitats. At this setback, development using best management practices and improved drainage and vegetation management as described below will not decrease slope stability or pose an unreasonable threat to persons or property either on or off site.

**BSA:** Based on the analysis of this document, the project development is unlikely to cause a significant impact on any critical areas or species as long as the recommended BMPs are followed. The discussion areas above conclude that all species were given a No Effect or Not Likely to Adversely Effect determination. The installation of a new stormwater management system will help to offset the impacts of the additional impervious surface area on the subject parcel. The new stormwater outfall will also aid in slope stability for the bluff located on the eastern edge of the subject property. The project development is planned landward of the OHWM and is unlikely to cause a significant impact on any critical areas or species.

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 **October 18, 2023**; mail to Island County Planning Department 1 NE 7<sup>th</sup> St., 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. This may be the only opportunity to comment on the environmental impacts of the proposal.

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:

**Geo-Coastal:** Drainage: We recommend ensuring that all roof/downspout water is collected and routed away from the bluff if feasible. It may be possible that roof water could be routed into drainage in the street. If not, it should be routed into a new tightline and brought to the beach. Tightline pipes should be routed to the base of the bluff and have an energy diffuser Tee at the bottom. Tightlines should be buried below ground above the bluff crest and run on-grade on the bluff face.

Vegetation Maintenance: Preserving all trees currently near the bluff is advised. Some trimming is permissible to maintain view corridors but topping of larger trees is not advised. During development vegetation and tree clearing in the uplands should also be kept to a minimum as vegetation plays an important role in minimizing erosion. Plants draw water up through their stems or trunks and into the air by the mechanism of transpiration, thereby removing water from the soil. They also break the force of falling rain and reduce the impact of rain which can loosen soil and transport downslope towards the bluff. Additionally, plant roots, especially smaller feeder roots, provide a fibrous web that stabilizes and anchors soil (Menashe, 1993). We suggest getting advice from a certified arborist when planning any tree removal.

As part of planning for the future, consider keeping and introducing a secondary row of strong rooted trees, such as conifers (Douglas-fir, western redcedar, shore pine, etc.), approximately 15-30 FT from the bluff crest. Trees can be planted in a way to frame your view as they mature rather than in a dense line. As the bluff crest continues to recede, these trees will mature and contribute better root strength and moisture control than younger specimens or shrubs.

We especially advise creating a vegetation buffer of 15-30 FT in width around the bluff crest, consisting of native groundcovers, shrubs, and tree cover to add root strength and increase evapotranspiration, and decrease surface water flow. Do not add any substantial amounts of topsoil or similar while planting as this inhibits plantings from growing into the native soils. Species should match native species growing successfully nearby, and include Snowberry, Nootka Rose, Salal, and Ocean Spray.

Shallow-rooted invasive species do not contribute measurably to bluff strength as native shrubs and trees do (Gray and Sotir, 1996), and vining species like Himalayan blackberry and English ivy can choke out and kill native species while not adding measurably to soil-binding/root strength. Ideally, Himalayan blackberry and English ivy should be removed and immediately replanted with native vegetation to prevent recolonization by invasive species. It is especially important to remove English Ivy from trees near the bluff crest. In practice this

requires repeated pulling/cutting, and/or the use of an injected herbicide and continued maintenance for at least several years. Native plants which are fairly resistant to erosion were present and it is recommended to allow these vegetation patches to spread. Vegetation removal and replanting is best done in the fall or early winter to ease the removal of vegetation and to reduce the need for watering.

Do not pile yard waste or landscaping rock on or near the bluff in concentrated areas and remove any piles that were previously placed if feasible. These yard waste piles put extra pressure and add moisture, and generally preclude native vegetation growth, contributing to greater bank instability.

In order to promote the efficiency of the proposed drainage mitigations above, we recommend against irrigation of grass, shrubs, or other landscaping or native plants on the property other than during vegetation establishment in dry weather. For satisfactory landscaping aesthetics this may involve selection of a lawn-grass species that will tolerate the natural precipitation patterns and volumes of the area. All bare soil areas should be vegetated as soon as construction has ended.

Construction and Maintenance: Precautions should be taken to avoid major soil disturbance close to the bluff (i.e., wet excavation soils during heavy precipitation should not be stored close to the bluff edge, nor heavy equipment such as excavators parked there. Excavation should be minimized to only the immediate house and building area and soil compaction should also be avoided outside of these areas.

Applicable best-management practices (BMPs) for erosion control should be observed, possibly including but not limited to the use of straw logs or woodchip waddles, intentional seeding and revegetation of disturbed soils, and use of temporary erosion control blankets or similar protections if leaving soil exposed overnight or through the weekend during inclement weather.

Possible Restoration Activities: A few actions could be implemented to enhance the shore along the property which would have a positive impact on nearshore habitat health. Removing the old, possibly creosote-treated pilings, would uncover some intertidal beach habitat as well as improve water quality locally if these are in fact creosote-treated (Photo Page). Removing any non-native debris from the beach such as concrete pieces and bricks would improve the natural environment. Additionally, pulling back any of the larger boulders on the beach that appear to be foreign and likely placed many years ago for shore protection, to the bluff toe would also uncover beach habitat and provide a small amount of erosion protection.

Planting native dunegrass (*Leymus mollis*) in the very upper beach area may also improve beach habitat as well as help to retain sediment. All these actions may be considered mitigation to compensate for ecological functions that may be otherwise lost during future development actions.

**BSA:** The proposed action includes work that is nearby critical areas. The following measures will help ensure that construction of the new residence and stormwater outfall does not lead to adverse effects.

1. All construction debris will be collected and not allowed to reenter the waters of the state.
2. If debris or spill material accidentally enters the waterway, immediate actions will be taken to remove the material, and proper entities will be notified.
1. Care will be taken in all work to prevent debris, oils, and grease from entering the water.
2. All debris or spilled material will be properly disposed of at an approved off-site disposal facility.
3. Should heavy equipment be needed, refueling will be conducted away from the shoreline in accordance with the Washington State Department of Ecology.

4. All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.
5. The recommendations in the 2023 Coastal Geologic Services, Inc. Geologic Report should be followed.
6. The contractor shall meet Island County standards and requirements by using appropriate best management practices for erosion and sedimentation control as approved by the county.
7. During and after construction, the contractor shall minimize erosion and sedimentation on-site and shall protect properties and water courses downstream from the site from erosion due to increases in the velocity and peak flow rate of storm water runoff from the site.
8. The contractor shall prevent the transport of sediment from the site through measures such as mulching, matting, covering, silt fences, sediment traps, settling ponds and protective berms using the following BMPs: filter fence, straw bale barrier, brush barrier, gravel filter berm, sediment trap, temporary sediment pond, preserving natural vegetation, and/or buffer zones. transport of sediment onto paved surfaces shall be minimized, and if sediment is transported onto a paved surface, the paved surface shall be cleaned at the end of each day in accordance with BMPs in the drainage manual or approved by the county. In addition, access roads must be sprayed down with water periodically for dust control purposes.
9. The contractor shall prevent on-site erosion by stabilizing all soils that are temporarily exposed and not being actively worked, through such methods as the installation of seeding, mulching, matting and covering. The contractor shall apply one or more of the following temporary BMPs: temporary seeding, mulching and matting, clear plastic covering, and/or dust control.
10. Denuded areas shall be stabilized, and soil stockpiles as established in the drainage manual.
11. Storm drain inlets shall be protected using BMP storm drain inlet protection. The recommended inlet
12. protection alternatives are triangular silt dikes; bio logs; experts (Foss Environmental); dandy bags; and straw wattles.
13. No more than three hundred (300) feet of trench may remain open at one time. Excavated material shall be placed on the uphill side of trenches, unless inconsistent with safety or site constraints.
14. The contractor shall maintain and repair as necessary all temporary and permanent erosion and sedimentation control BMPs to assure their continued performance.
15. Temporary erosion and sedimentation control measures shall be maintained until final site stabilization.

**Required Permits:** SHE Type-II

**Required Studies:** BSA (submitted); Geotechnical Report (submitted); SEPA Checklist (submitted)



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### Notice of Application - Optional DNS Process

**Date of issuance:** October 4, 2023

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

**Date of notice of application:** October 4, 2023

**Comment due date:** October 18, 2023

**Staff Contact:** Donah Dunn **email:** [d.dunn@islandcountywa.gov](mailto:d.dunn@islandcountywa.gov) **phone:** (360) 678-7817

**File Number:** 318/23 CGP

**Applicant:** Stephen Brown

**Location:** S6155-00-00008-0, Freeland

**Proposal** – Class IV conversion to clear 2 trees (about 20 board feet with 30 cubic yards of clearing and grading) for future driveway to future single-family residence.

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:

Applicant will adhere to best management practices and submitted a SEPA Checklist. Only two large stumps of a tree will be removed. Aside from steep slopes, there are no other critical areas within the vicinity of the project.

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 **October 18, 2023**; mail to Island County Planning Department 1 NE 7<sup>th</sup> St, 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. This may be the only opportunity to comment on the environmental impacts of the proposal.

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:

The project will follow all best management practices.

**Required Permits:** Clearing and Grading Permit Type II

**Required Studies:** SEPA Checklist, Geotechnical Report