



Island County Planning and Community Development

Mary Engle, Director

1 NE 7th St., Coupeville, WA 98239

Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

Email: PlanningDept@islandcountywa.gov | <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

Notice of Application - Optional DNS Process

Date of issuance: 10/16/23

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

Date of notice of application: 10/25/23

Comment due date: 11/8/23

Staff Contact: Cambria Edwards email: c.edwards@islandcountywa.gov phone: (360) 678-7938

File Number: 342/23 Applicant: Amanda and Eddie Riveira

Location: 2102 Breezy Point Rd., Camano Island, WA 98282; S8095-00-00005-0

Proposal: After-the-fact land disturbing activity on geohazard steep slopes. Grading exceeding 500cy for new SFR. Project is in shoreline jurisdiction, flood hazard area, vicinity of cultural resources, and has a feeder bluff, steep slopes, and moderate-high liquefaction susceptibility.

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.

Applicants submitted a SEPA Checklist, Geotechnical Report, and a Drainage Narrative; the proposal is to excavate 200 cubic yards and fill 1,000 cubic yards for a total of 1,200 cubic yards of grading which entails the clearing of two deciduous and two evergreen trees. There are no critical areas on the parcel and no threatened or endangered species. Disturbed soils and slopes will be stabilized by replanting of grass, bushes, and shrubs. No work is to be done in the shoreline buffer or setback. Applicants will follow all required best management practices (BMPs). Minimal adverse environmental impacts are anticipated.

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 **November 8, 2023**; mail to Island County Planning Department 1 NE 7th St., 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. 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:

Geotechnical: General recommendations relative to earthwork performed in wet weather or in wet conditions are presented below. The following procedures are best management practices recommended for use in wet weather construction:

- Earthwork should be performed in small areas to minimize subgrade exposure to wet weather. Excavation or the removal of unsuitable soil should be followed promptly by the placement and compaction of clean structural fill. The size and type of construction equipment used may have to be limited to prevent soil disturbance.
- During wet weather, the allowable fines content of the structural fill should be reduced to no more than 5 percent by weight based on the portion passing the 0.75-inch sieve. The fines should be non-plastic.
- The ground surface within the construction area should be graded to promote run-off of surface water and to prevent the ponding of water.
- Geotextile silt fences should be installed at strategic locations around the site to control erosion and the movement of soil.
- Excavation slopes and soils stockpiled on site should be covered with plastic sheeting.

Drainage Narrative:

BMP 1 Preservation of Existing Vegetation.

- Be aware of protected areas such steep slopes and their buffers and setbacks.
- Indicate clearing limits/disturbed area limits with visible flagging, orange fencing, temporary chain link fencing or paint. Remove/clear and grade only the areas required for construction activity.

BMP 2 Spill Control and Waste Management

- The existing, asphalt driveway will be demolished and replaced as late in the construction sequence as practicable, in efforts to provide an erosion resistant and spill resistant working surface.
- Use covered garbage and waste containers.
- Make use of ground covers such as drip pans in parking areas of equipment.
- Fuel and lube machinery in locations away from water courses and drainage flow paths.
- Use good housekeeping techniques for managing and storing fuels, oils and construction chemicals.
- Promptly Treat and contain spills per manufacturer's recommendations.

BMP 4 Dust Control

- Keep the public street free of construction debris, grit and soil.
- Water application for dust control is allowed.
- Washing the street is not allowed.

BMP 5 Stockpile Management

- Soils subject to wind and rain erosion: Compact soil stockpiles for short term use, cover with plastic for longer term storage. Plastic sheeting must be properly secured.
- Organic dunnage and chipping materials may be used for mulching disturbed soils areas intended for planting.
- Do not stockpile materials of any kind on the area designated for septic drain fields.

BMP 9 Silt Fences

- May be used for temporary routing of surface sheet or shallow flow, as well as sediment control.

BMP 14 Seeding of Exposed Soils

- All disturbed soils must be stabilized when not active. Topsoiled areas or areas where vegetation has been removed and topsoil is exposed must be mitigated.
- Additional mixes available in the Island County Field Guide
- Wetland buffer area to be mitigated per wetland mitigation plans by others and under separate cover.

BMP 15 Mulch

- May be used as a temporary stabilization for disturbed soils.
- Chipped tree debris is a viable mulch for stabilization purposes.
- Machine or hand thrown straw, 2-3" thick.
- Assists in water retention for newly seeded areas.

BMP 16 Landscaping, Lawn and Vegetation Maintenance

- Permanent stabilization of disturbed soils. Wetland buffer mitigation plans (by others and under separate cover) shall supersede any conflicts in this report as to erosion control, stabilization and mitigation.

Required Permits: CGP Type-II

Required Studies: Geotechnical Report (submitted); Drainage Narrative (submitted)