



## 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 6<sup>th</sup> 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:** January 18, 2023

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

**Date of notice of application:** January 18, 2023

**Comment due date:** February 1, 2023

**Staff Contact:** Brent Ryan

**email:** [b.ryan@islandcountywa.gov](mailto:b.ryan@islandcountywa.gov)

**phone:** 360.678.7258

**File Number:** 299/22 SHE II      **Applicant:** Diana & Gary Carew

**Location:** R23027-496-0990, 1281 Via Toscana Ln., Greenbank

**Proposal** – Installation of a staircase that will provide access to the beach. The staircase will contain landings and a viewing platform. There will be a guardrail along the stairs. Site is in or near: Steep Slopes, Unstable Slopes, Flood Hazard Area, Feeder Bluff, Eagle Management Area, Rural Conservancy Shoreline Jurisdiction.

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 Davido Consulting Group, Inc., dated August 2022, determined there would be no effect on the following aquatic species: Coastal Puget Sound Bull Trout (*Salvelinus confluentus*), Georgia Basin Bocaccio (*Sebastes paucispinis*), Georgia Basin Yelloweye Rockfish (*Sebastes ruberrimus*), Humpback Whales (*Megaptera novaeangliae*), Puget Sound ESU Chinook (*Oncorhynchus tshawytscha*), Puget Sound DPS Steelhead Trout (*Oncorhynchus mykiss*), and Southern Resident DPS Killer Whale (*Orca orcinus*). The Biological Site Assessment also determined there would be no effect on Marbled Murrelets.

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 **February 1, 2023**; 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 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:

- All construction debris will be collected and not allowed to enter waters of the state.
- The contractor will prepare a spill prevention control and countermeasures plan.

- If debris or spill material accidentally enters the waterway, immediate actions will be taken to remove the material, and proper entities will be notified.
- Care will be taken in all work to prevent debris, oils, and grease from entering the water.
- All debris or spill material will be properly disposed of at an approved off-site disposal facility.
- Refueling will be conducted away from the project site in accordance with the Washington State Department of Ecology.
- All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.
- Geotechnical engineering recommendations for installation of the staircase will be followed to help protect the steep slope.
- All work on the staircase will be completed by equipment operating on the upland property area above the OHWM.

**Required Permits: Island County Shoreline Exemption**

**Required Studies: SEPA Checklist, Biological Site Assessment**



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**Comment due date:** February 1, 2023

**Staff Contact:** Malene Garcia-DeBoard **email:** [m.garcia-deboard@islandcountywa.gov](mailto:m.garcia-deboard@islandcountywa.gov) **phone:** (360) 678-7817

**File Number:** 360/22 SHE II      **Applicant:** Barbara L Greenleaf

**Location:** S6400-00-00027-0, Clinton

**Proposal** – Repair broken concrete sections of existing boat ramp using approximately 1 yard of concrete in the aquatic zone. Project is in the vicinity of a stream, flood hazard area, and geologically hazardous areas.

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. The project will not use any heavy equipment and access will be by the existing road. The Biological Site Assessment prepared on December 15, 2022, by Heal Environmental Consulting determined that no direct impacts to the intertidal zone of Puget Sound are proposed. Construction activities that do have potential impacts to natural resources can be avoided and minimized by implementing specific mitigation measures.

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 **February 1, 2023**; 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 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:

Project will follow all best management practices. All work below the ordinary high-water mark will occur during low tide and the Washington Department of Fish and Wildlife approved work windows. All tools will be cleaned and maintained properly, and all construction related debris will be disposed of offsite daily.

**Required Permits:** Type II Shoreline Exemption

**Required Studies:** Biological Site Assessment, SEPA Checklist



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

**Date of notice of application:** January 18th, 2023

**Comment due date:** February 1, 2023

**Staff Contact:** Austin Hoofnagle      **Email:** [a.hoofnagle@islandcountywa.gov](mailto:a.hoofnagle@islandcountywa.gov)      **Phone:** (360) 678-7814

**File Number:** 361/22 SHE Type II      **Applicant:** Scott N. Sanderson      **Parcel:** S7700-00-00002-0

**Location:** 2607 WEST BEACH RD Oak Harbor, WA 98277 –

**Proposal** – Expansion of existing boulder sea wall via the addition of cement with the purpose of bonding boulders together to prevent displacement during severe weather events. Located near a Type A/Shoreline Associated B wetlands and a fish stream. Within the shoreline jurisdiction, FWHCA (surf smelt spawning) FEMA flood zone and a moderate to high liquefaction area.

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:

BSA Report completed on June 28, 2022, by Marine Surveys & Assessments. Short-term impacts from excavation and construction will be minimized through avoidance and minimization measures which include:

- Low-impact development techniques
- Repairs will occur at low tide in the dry above the OHWM
- Maintaining the existing structure

The proposed bulkhead repair meets the requirements as listed in ICC 17.05A.110(A)(2)(a) for new or expanded shoreline stabilization. Since the repair work will occur within the existing footprint in the dry above the OHWM along a heavily modified stretch of shoreline, and no forage fish habitat will be affected, Marine Surveys & Assessments believes this bulkhead repair project would result in no net loss to ecological function and with minimal or no effect ESA-listed species and critical habitat.

Wetland Report completed on June 27, 2022, by Marine Surveys & Assessments determined that it is unlikely the wetland was impacted by the bulkhead repair project, and no mitigation should be required.

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 **February 1, 2023**, 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 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:

**Required Permits:** Shoreline Exemption Type II, Building Permit, JARPA

**Required Studies:** BSA, Wetland Report, Geotechnical Report