



**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

Date of issuance: June 22,2022

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

Date of permit application: May 24, 2022 **Date of determination of completeness:** June 9, 2022

Date of notice of application: June 22, 2022 **Comment due date:** July 22, 2022

Staff Contact: John Lanier **email:** j.lanier@islandcountywa.gov **phone:** (360) 678-7811

File Number: *(if applicable)* 144/22 SDP **Applicant:** Town of Coupeville

Location: Approximately 6,300 feet along S Engle Road starting near the intersection with Fort Casey Road, Coupeville, WA.

Proposal – The proposed project includes replacing the approximately 6,300 linear feet of existing water main. Alternative alignments and construction methods, such as directional boring, were considered and incorporated to minimize impact.

Site is in or near: Wetland, Stream, Habitat of Local Importance, Natural Heritage Program Site, Shoreline Jurisdiction, Fish and Wildlife Habitat Conservation Area, Flood Hazard Area, Steep Slope, Geologically Hazardous Area, AICUZ, Blue Heron Habitat Area, Vicinity of Cultural Resources, and Ebey's National Historic Reserve.

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:

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 noted above to: John Lanier, PO Box 5000, Coupeville, WA 98239**

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: Construction shall occur outside of Great Blue Heron nesting season. Relocation of utility lines, equipment, or appurtenances shall occur as far as feasible from critical areas and their buffers.

Erosion and Sedimentation Control Best Management Practices shall be employed throughout the approved development. In the event that any ground-disturbing activities, other project activities related to this development, or in any future development uncover protected cultural materials (e.g., bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.), the actions as listed in the attached document entitled Inadvertent Archaeological and Historic Resources Discovery Plan for Island County must be followed (Attachment H). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Failure to comply with this requirement could constitute a Class C Felony. 15). The project is required to comply with Washington State and Island County water quality standards, Washington State and Federal laws and regulations protecting archaeological sites and resources and all other pertinent laws, rules, regulations, codes, ordinances and all conditions from Island County departments.

Required Permits: Substantial Development Permit, Flood Development Permit, Washington Department of Transportation General Permit.

Required Studies: Biological Site Assessment with Wetland Report, Habitat Assessment, Cultural Resources Assessment

Public Comments: Must be received by 4:30 pm on **July 22, 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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Notice of Application - Optional DNS Process

Date of issuance: June 22, 2022

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

Date of notice of application: June 22, 2022 **Comment due date:** July 22, 2022

Staff Contact: Dustin Gray **email:** d.gray@islandcountywa.gov **phone:** (360) 678-8254

File Number: 159/22 S-VAR **Applicant:** Carl Lombardi

Location: 4067 Wilkes Gary Heights, Camano Island, WA 98282

Proposal – Addition of 455 sf dining room with materials to match SFR. No increase in impervious surfaces, as project will replace part of existing deck. Development to take place within shoreline setback. Parcel is within Shoreline Residential SED and contains mapped steep and unstable 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 Polymer Land Consultants, LLC dated May 2, 2022, concludes that any effects of the proposed development should be considered insignificant based on criteria described by the National Marine Fisheries Service (NMFS) and that the development is not likely to result in a 'take' of any listed 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 **JULY 22, 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.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

1. Avoidance of direct intrusion into any critical areas.
2. Minimization efforts shall include locating redevelopment as proposed, specifically, in locations that are as distant as is possible from the OHWM and in areas of the site that have been converted to structure, decks, gravel surfaces and mowed grasses.
3. Construction shall occur at proper timing, coinciding with favorable weather conditions and dry periods to minimize the risks associated with localized erosion, and during times when listed species are least likely to be present in or around the site.

Required Permits: Shoreline Variance with SEPA Checklist

Required Studies: Biological Site Assessment, Geotechnical Report