



Island County Planning and Community Development

Mary Engle, Director

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Notice of Application - Optional DNS Process

Date of issuance: January 17, 2024

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

Date of notice of application: January 17, 2024

Comment due date: January 31, 2024

Staff Contact: Renee Zavas Silva

email: r.zavassilva@isladncountywa.gov

phone: 360-678-7800

File Number: 480/23 RUD II **Applicant:** North West Custom Construction, LLC

Location: S8235-00-00003-0

Proposal – Applicants propose wetland buffer modification to accommodate a single-family residence and necessary appurtenances. 2,354 square feet (SF) of wetland buffer is proposed to be reduced in the southeastern portion of the subject parcel and an addition of 2,354 SF is proposed in the northeastern portion of the parcel. Restoration of 2,180 SF of previously forested vegetation within a regulated wetland and restoration of 20,500 SF of wetland buffer is also proposed. An existing parking pad will be removed from the buffer and restored along with the temporary disturbance from the installation of a water line.

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:

Applicants submitted a Wetland Report & Biological Site Assessment and a Restoration Plan, completed by a qualified environmental consultant. The reports determined that with buffer averaging no permanent impacts to critical and buffers will occur and the project will result in no net loss of critical areas buffer functions and values.

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 **January 31, 2024**; 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:

Applicants submitted a mitigation and restoration plan, which proposes to restore 2,180 SF of previously forested vegetation within a regulated wetland and restore 20,500 SF of wetland buffer with native trees and shrubs. The plan also proposes to remove an existing parking pad and restore with grass seed.

Required Permits: Reasonable Use Determination (RUD) Type II

Required Studies: Wetland Report, Mitigation & Restoration Plan



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Notice of Application - Optional DNS Process

Date of issuance: 1/17/2023

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

Date of notice of application: 1/5/2023

Comment due date: 1/31/2023

Staff Contact: Austin Hoofnagle **email:** a.hoofnagle@islandcountywa.gov **phone:** (360) 678-7814

File Number: 422/23 SHE-II **Applicant:** Jeremy Rudo & Rona Frimmer

Location: 5396 Ivy Bluff Lane, Freeland, WA 98249 (S8282-00-00001-0)

Proposal – Construction of a new stormwater collection system.

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 including those from the provided Biological Site Assessment Conducted by DCG/Watershed on July 13, 2023:

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 affect determination. The installation of a new stormwater management system will aid in slope stability for the bluff located on the western portion 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. Within the limitations of schedule, scope of work, and seasonal constraints, DCG/Watershed warrants that this study was conducted in accordance with generally accepted investigation practices, including the technical guidelines and criteria in effect at the time this study was performed.

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 **January 31, 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:

Best Management Practices:

1. All construction debris will be collected and not allowed to reenter 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.
3. Care will be taken in all work to prevent debris, oils, and grease from entering the water.
4. All debris or spill material will be properly disposed of at an approved off-site disposal facility.
5. Should heavy equipment be needed, refueling will be conducted away from the shoreline in accordance with the Washington State Department of Ecology.
6. All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.
7. 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.
8. 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.
9. 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. The 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.
10. 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. contractor shall apply one or more of the following temporary esc BMPs: temp seeding, mulching and matting, clear plastic covering, and/or dust control.
11. Denuded areas shall be stabilized, and soil stockpiles as established in the drainage manual.
12. Storm drain inlets shall be protected using bmp storm drain inlet protection. the recommended inlet protection alternatives are triangular silt dikes; bio logs; exerts (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: Shoreline Exemption Review

Required Studies: Biological Site Assessment, Geotechnical Report, SEPA Review