



Island County Planning and Community Development

Jonathan Lange, AICP, CFM

Director

Physical Address: 1 NE 6th St, Coupeville, WA 98239 Mailing Address: 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

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

Date of issuance: June 5, 2024

Date of notice of application: August 14, 2024

Comment due date: August 28, 2024

Staff Contact: Kayla Johnson

E-mail: kayla.johnson@islandcountywa.gov

Phone: (360) 678-7258

File Number: 139/24

Applicant: Admiral's Cove Beach Club

Location: S6010-00-0100C-0 & S6010-00-0100A-0; Coupeville, WA

Proposal: Application of Lanthanum-Modified Clay to reduce phosphorus in Admiral's Lagoon.

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 proposal is to improve the water quality of Admiral's Lagoon in which Lanthanum-Modified Clay will be applied as the phosphorus levels are elevated, this will benefit the overall lagoon ecosystem as algal blooms can be harmful to wildlife and the public. If cyanobacteria blooms are persistent, then there is the potential of application of Sodium carbonate peroxyhydrate. Applicants already obtained an Aquatic Plant and Algae Management General Permit (APAM Permit) from the Washington Department of Ecology; applicants also submitted a SEPA Checklist.

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 **August 28, 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:

There is a small application window in which the algaecide will be applied, this is in place to avoid potential impacts to the Western toad and any overflow into Admiralty Bay. The application will be done by an electrically motorized boat as to avoid emissions from gasoline boat motors. The application will also not take place on windy days to reduce the potential risk of the algaecide from travelling outside of the lagoon.

Required Permits: Shoreline Exemption Type-II

Required Studies: *SEPA Checklist* (submitted), *Biological Site Assessment* (submitted)



Island County Planning and Community Development

Jonathan Lange, AICP, CFM

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: 08/05/2024

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

Date of notice of application: 08/14/2024 **Comment due date:** 08/28/2024

Staff Contact: Jon Frias **email:** j.frias@islandcountywa.gov **phone:** 360-678-7822

File Number: 221/24 SHE II **Applicant:** Jo Ann Scott

Location: 7483 Humphrey Rd
Clinton, WA 98236

Proposal – Installation of a new septic system to serve existing single family residence in rural conservancy shoreline designation, within marine buffer and FWHCA

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:

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 **August 28, 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:

Required Permits: Shoreline Exemption

Required Studies: BSA



Island County Planning and Community Development

Jonathan Lange, AICP, CFM

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: 8/1/2024

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

Date of notice of application 8/14/2024 **Comment due date:** 8/27/2024

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

File Number: 292/21 SHE-II **Applicant:** Lael Williams

Location: 375 ARROWHEAD BEACH RD, CAMANO ISLAND, WA 98282 (S6050-00-01012-0)

Proposal – Like-for-like replacement of damaged concrete bulkhead.

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 from the applicants SEPA Checklist and Biological Site Assessment prepared by Hamer Environmental on May 30, 2024:

BSA Executive Summary: On April 18, 2024 Hamer Environmental (Hamer) Scientists completed an assessment of the 0.12 acre parcel and the 1,000 ft surrounding, hereafter referred to as the study area. During the site assessment no wetlands were identified on or within 300 feet (ft) of the property. One off-site wetland and two off-site streams were identified within the southeast portion of the study area. However, any buffers pertaining to these off-site features are functionally isolated by the legally established Arrowhead Beach Road.

After reviewing historical aerial images, LiDAR, and using USACE field methodologies, Hamer scientists evaluated potential impacts to the critical areas and habitat functions and values from the implemented project. For our assessment, we assumed the implemented project used all required BMPs during the construction phase to avoid soil erosion and sedimentation by stormwater runoff. Best management practices for sedimentation and erosion control will be implemented in accordance with the requirements from the State of Washington Department of Ecology and Island County. These BMPs may include temporary erosion and sediment controls materials in the form of silt fences, hay bales and/or straw wattles. Impacts to water quality should not occur. The site plans should reflect the locations of the critical area boundaries and their associated buffers in relation to the implemented project.

The finalized project should have avoided and minimized all impacts to critical areas and their buffers. Since no impacts to existing functions should have occurred as a result of the project, no mitigation is recommended. Since the replaced bulkhead was an existing feature, no direct effects to ESA-listed species or their existing habitat should have occurred as a result of the project. The implemented project did not and will not displace or remove quality floodplain refugia or habitat features. Limited disturbance would have occurred because the majority of the shoreline is absent of LWD and vegetation.

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 **August 27, 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 been used to mitigate the adverse environmental impacts of the proposal:

1. The bulkhead will be replaced like-for-like, and there will be no expansions to the height, width, or depth of the bulkhead.
2. Applicant must contact the State Department of Fish and Wildlife for a Hydraulic Project Approval (HPA) permit.
3. The applicant must submit the required documents listed in section A within **60 days** of issuance of this preliminary emergency approval. Failure to comply with the 60 day period may result in penalties, enforcement, and/or additional fines or fees in accordance with ICC 17.03.260. Any agencies or departments who were unable to comment during the preliminary review will be given an opportunity to comment during final review. If new protective structures were deemed appropriate during the preliminary review to address the emergency situation, upon abatement of the emergency situation and during final review the new structure shall be removed or any permit which would have been required, absent an emergency, obtained (e.g. Shoreline Conditional Use permit).
4. Soil and materials shall be stockpiled landward of the OHWM and erosion and sedimentation control Best Management Practices shall be employed.
5. No creosote-treated lumber shall be utilized for repair or replacement work.
6. No heavy equipment or construction materials shall be stored or parked on the beach, or seaward of the ordinary high water mark.
7. All construction debris shall be disposed of at a site approved by the Island County Department of Public Works. Treated wood must be separated and disposed of at an Island County transfer station. There shall be no dumping or disposing of debris on the beach, or seaward of the ordinary high water mark.
8. If construction materials are to be floated to the site via a barge, the applicant/owner is physically and financially responsible for cleaning up or mitigating any oil, grease, gasoline, construction materials, or any other debris that accidentally enters into the waters of the State.
9. All shoreline activities shall be restricted to reasonable hours and/or days of operation when necessary to protect residents and properties from adverse impacts such as noise, light, and glare per ICC 17.05A.090.A.17.
10. Applicant bears the full responsibility of notifying site crews of all of the permit conditions and shall be held fully accountable for any activity which results in, on or off-site hazards or damages.

11. 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 Island County Inadvertent Discovery Plan must be followed. 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.
12. The applicant is advised that this is preliminary review of an emergency shoreline permit and final review of the regular shoreline permit as listed under A.5. is required per 17.05A.130.E(2)(d)(iv) and as defined in ICC17.05A.070 for Shoreline Substantial Development Permit Exemption. Island County has not formally reviewed this proposal and has not made a determination as to whether or not the Shoreline Exemption permit, with SEPA review can be approved. The work being approved as an emergency repair may not meet the standards for a normal repair/replacement and may require modification or removal under final review of the regular shoreline permit with Island County.

Required Permits: Shoreline Exemption Permit

Required Studies: Biological Site Assessment, Geocoastal Report, SEPA Checklist