



Island County Planning and Community Development

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Notice of Application - Optional DNS Process

Date of issuance: 03/05/2025

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

Date of notice of application 02/26/2025 **Comment due date:** 04/03/2025

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

File Number: 051/25 SPD-II **Applicant:** Island County Public Works

Location: 1515 Shoreview Dr., Freeland, Washington 98249

Proposal – Island County construction of a 645 sq. ft. restroom at Freeland Park. The existing restroom will be demolished, and the area will be restored with beach gravel and grass seed. The project includes septic tanks, a retaining wall, sidewalks and ADA parking.

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 submitted Flood Habitat Assessment prepared by Geoengineers on February 28, 2024:

Conclusions/Findings: Based on our analysis, the project will not have direct impacts on habitat that could be occupied by listed species associated with Holmes Harbor. All proposed work is above HTL and the OHWM. Potential impacts identified would be temporary in duration and overall project effects are considered beneficial because the existing restroom and septic tanks, located in the FEMA-mapped floodplain, will be removed and the proposed restroom would be located outside of the FEMA-mapped floodplain, above the base flood elevation and landward of the HTL. The following effect determination for the above species and designated critical habitats are may affect, not likely to adversely affect (pg. 15).

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 **April 3, 2025**; 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:

Standard conditions shall be applied including those to help maintain/preserve ecological functions including best management practices (BMPs).

Best Management Practices (BMPs) The following general BMPs will be employed during construction to minimize environmental impacts of the project:

- Work will be in compliance with all local, state, and federal regulations and restrictions.
- Construction activities will comply with standard Island County Code (ICC) requirements for construction projects within the City of Freeland (City) limits.
- Construction will be performed during daytime work hours, as specified in the ICC.
- Equipment staging and/or materials storage that is necessary beyond the actual footprint of the proposed improvements will be limited to non-vegetated surfaces, such as existing developed/cleared areas and roads whenever possible.
- The project includes clearing and grading as a result of the demolition and construction of the new restroom. Ground disturbance will be predominantly limited to the developed footprint of the existing restroom and within the maintained grass field for the new restroom construction. Access to these areas will be from existing roads and staging within existing parking lots. Access and staging areas will be identified on project plans and marked on the ground at the site before construction begins. Disturbance footprints will be minimized to the greatest extent possible.
- Waste materials will be transported off site and for disposal in accordance with applicable regulations.
- Adequate materials and procedures to respond to unanticipated weather conditions or accidental releases of materials (sediment, petroleum hydrocarbons, etc.) will be available on site.
- A Spill Prevention Control and Countermeasure (SPCC) Plan will be prepared and implemented by the contractor. The plan will be site-specific and cover the project scope of work.

Required Permits: Shoreline Substantial Development; Flood Development Permit, Building Permit

Required Studies: Biological Site Assessment, Geotechnical Report