



Island County Planning and Community Development

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Notice of Application - Optional DNS Process

Date of issuance: 04/01/2025

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

Date of notice of application: 04/09/2025 **Comment due date:** 04/23/2025

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

File Number: 315/24 SHE II **Applicant:** Leann Ebe on behalf of Lacy Fojtik

Location: 4157 WATSON WALK, CAMANO ISLAND, WA 98282. S8460-01-00011-0 & S8460-01-00012-0

Proposal – Cable lift from landward of OHWM to top of slope within rural conservancy environmental designation.

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 **April 23, 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:

Required Permits:

Required Studies: Geotechnical Assessment, SEPA Checklist

Notice of Application- Optional DNS Process

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

Date of issuance: March 31, 2025

Date of notice of application: April 9, 2025

Comment due date: April 23, 2025

Staff Contact: Kayla Johnson

E-mail: kayla.johnson@islandcountywa.gov

Phone: (360) 678-7258

File Number: 117/25 & 116/25

Applicant: James and Susan Guerrero

Location: R23430-127-4270; Anglers Haven Dr, Oak Harbor, Whidbey Island

Proposal: Applicant is proposing to construct a single-family residence (SFR) and appurtenances in a wetland and rare ecological community (FWHCA) buffer. Two wetland buffers will be impacted; wetland A is onsite with a 150-foot buffer and wetland B is offsite with a 150-foot buffer. The total wetland buffer impact will be approximately 2,116 sq ft. There is also a mapped Rare High Quality Ecosystem (FWHCA) mapped in which one bigleaf maple tree will be removed from the ecosystem. Approximately 2,313 sq ft of mitigation is being proposed to offset the wetland buffer impacts. A Habitat Management Plan was also submitted; the bigleaf maple will be replaced in a different location onsite.

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 Biological Site Assessment (Wetland Report included), Habitat Management Plan, and a Mitigation Plan prepared by Hamer Environmental in December of 2024 and revised on March 14, 2025. The report determined there will be no direct impacts to either wetland, but there will be impacts to both of their associated buffers. The Rare High Quality Ecosystem (FWHCA) will endure a direct impact but the impact will be rectified for.

Mitigation measures and a mitigation planting plan were submitted addressing avoidance and minimization, rectification, reduction and elimination, and compensation.

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 23, 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:

Required Permits: CPU-II, RUD-I, & SHE-I

Required Studies: *Biological Site Assessment, Wetland Report, Habitat Management Plan, Mitigation Plan, & SEPA Checklist*