

**SJC DCD – PROVISIONAL USE, SHORT SUBDIVISION, LONG SUBDIVISION, SEPA,
TIME EXTENSION DISTRIBUTION:**

PROJECT NAME Port of Orcas

FILE # PSEPAO-16-0010

APPROVAL DATE 12/1/16

DENIAL DATE —

*YJF
Mailed 12/2/16*

DOUBLE SIDED COPIES (STAPLED)

APPLICANT

AGENT (IF APPLICABLE)

ASSESSOR FOR PROVISIONAL USE ONLY

ORIGINAL TO PROJECT FILE

INTERESTED PARTIES *Doug Gresham - Emailed 12/1/16*



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
(360) 378-2354 | (360) 378-2116
dcd@sanjuanco.com | www.sanjuanco.com

Anthony Simpson
Port of Orcas
PO Box 53
Eastsound, WA 98245

Karen Brown
WH Pacific, Inc.
9755 SW Barnes Rd, Ste. 300
Portland, OR 97225

December 1, 2016

Re: Orcas Airport Runway Approach Surface SEPA review, PSEPA0-16-0010

Dear Tony and Karen,

The State Environmental Policy Act review for the Orcas Airport Runway Approach Surface has been completed. We issued a mitigated determination of nonsignificance on October 26, 2016. The comment period was up November 9, 2016 and the appeal period was up November 1, 2016.

We received comments in a letter dated November 4, 2016 from Doug Gresham, the wetlands specialist at the Washington State Department of Ecology. Those comments were forwarded to you upon receipt and are attached. According to Mr. Gresham:

- This tree clearing in Wetland D will cause permanent conversion of the plant community from a forested wetland to an emergent wetland because annual maintenance mowing will occur to prevent tree and shrub species from growing within the visual approach surface. This permanent conversion of the plant community will degrade the wetland functions and values, so compensatory mitigation is required.
- Ecology guidance (*Wetland Mitigation in Washington State Part 1: Agency Policies and Guidance*, Publication #06-06-011a) recommends a mitigation ration for conversion that is half of what would be required for permanent wetland loss. Ecology recommends enhancement of Wetland A at a 2:1 ration through supplemental planting of native tree and shrub species. Because there was no estimate of the forested wetland area that will be converted, the applicant needs to calculate this in order to determine the mitigation area required.

The project may proceed as proposed. The wetland mitigation recommended by Dept. of Ecology is required as part of project approval.

Please feel free to contact me if you have questions regarding this application. I can be reached at juliet@sanjuanco.com or 360 370 7588.

Sincerely,



Julie Thompson
Planner III



SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
(360) 378-2354 | (360) 378-2116 | FAX (360) 378-3922
cdp@sanjuanco.com | www.sanjuanco.com

MITIGATED DETERMINATION OF NONSIGNIFICANCE
Environmental Review of Hazard Tree Removal South of Orcas Island Airport

Project Description: The project will remove obstructions to the Runway 34 Federal Aviation Regulation (FAR) Part 77 approach surface on airport property. To improve the 20:1 visual approach surface for Runway 34, vegetation removal is proposed to clear current and future potential obstructions. The vegetation proposed for removal is within Port-owned property in the approach/departure zone to the south of the Airport operations area. These trees are hazardous to operational safety because of their height and are growing into regulated airspace.

Proponent: Port of Orcas, Anthony Simpson, 147 Schoen Lane, PO Box 53, Eastsound, WA 98245

Agent: W. H. Pacific, Flannan Tam, 12100 NE 195th St, Suite 300, Bothell, WA 98011

Project Location: South east of intersection of Lover's Lane and Mount Baker Road, TPN 271412013, 271412009 & 271412010, Orcas Island

Lead Agency: San Juan County Department of Community Development

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This determination is subject to the mitigating measures as identified below. If this application is approved, these measures shall be deemed conditions of approval of the land use and/or permit pursuant to San Juan County Code 18.80.050. Such conditions are considered binding and may not be altered by subsequent decisions unless a threshold determination is re-issued.

A wetland delineation report was prepared by Wetland Resources, Inc, dated May 2015. This report identifies a wetland on the proposed project area and labels it Wetland D. It rates as a Category III wetland on the DOE rating form. The Wetland Delineation led to a Compensatory Wetland Mitigation Plan dated May 2015, also prepared by Wetland Resources, Inc. This plan outlines the following conservation measures required to protect and minimize any impact to the aquatic habitat in the Action Area:

1. Immediate restoration of any disturbed soils, if necessary, and then grass seeding all bare ground areas.
2. Mowing shall be avoided within 25 feet of either side of the channel to protect water quality functions within the ditch.
3. Ongoing maintenance to control pioneer tree species shall be allowed throughout this property.

This determination is issued pursuant to WAC 197-11-350. San Juan County will not act on this proposal for 14 days from the date of publication. Comments must be submitted in writing to the Department of

Community Development no later than November 9, 2016. Appeals must be submitted in writing to the Department of Community Development no later than November 30, 2016.

Responsible Official: Erika Shook, Director
Department of Community Development
(360) 378 2354



By Julie Thompson
Planner III

Date: October 26, 2016

Permit #

PSEPA0-16-0010



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
 (360) 378-2354 | (360) 378-2116
 dcd@sanjuanco.com | www.sanjuanco.com

Land Use Project Permit Application **S.J.C. DEPARTMENT OF**

OCT 11 2016

PROPERTY INFORMATION		Land Use/Shoreline	
Tax Parcel Number:	<u>271412013000,</u> <u>271412009000,</u> <u>271412010000</u>	Designation:	<u>Airport</u> Water Body: <u>N/A</u>
Island:	<u>Orcas Island</u>	Subdivision:	<u>LAVENDER HOLLOW SHORT PLAT - N</u> <u>520' OF LOT 1 Sec 14, T 37N, R 2W;</u> <u>THOMAS & AUDREY LAVENDER</u> <u>SHORT PLAT-TL3 OF LT 4 Sec 14, T</u> <u>37N, R 2W;</u> <u>THOMAS & AUDREY LAVENDER</u> <u>SHORT PLAT-TL 1 OF LT 1 Sec 14, T</u> <u>37N, R 2W</u>
Property Size:	<u>11.8</u>	Application Type:	<u>Land Use</u>
Existing and Proposed Use:	<u>Existing and Proposed: Airport Runway Approach Surface</u>		
Directions to Property:	<u>From the Ferry Dock, North on Orcas Rd; left on Lover's Lane; right on Mt. Baker Rd</u>		
		Lot Number:	<u>1; 4; 1</u>

Service Light COMMUNITY DEVELOPMENT

OWNER AND AGENT INFORMATION:			
Name of Owners:	<u>Port of Orcas</u>	Name of Agent:	<u>WHPacific, Flannan Tam</u>
Address	<u>147 Schoen Lane; PO Box 53</u>	Address	<u>12100 NE 195th St, Suite 300</u>
City, State, Zip	<u>Eastsound, WA 98245-0053</u>	City, State, Zip	<u>Bothell, WA 98011</u>
Phone Number	<u>360-376-5285</u>	Phone Number	<u>425-951-4875</u>
Email	<u>orcasairport@rockisland.com</u>	E-mail	<u>FTam@whpacific.com</u>

NOTE: A timely appeal of Shoreline Exemptions will stay the effective date of the granting of the exemption until the appeal has been resolved at the County level. (SJCC 18.80.140A(7))

PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)
 I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)

<u>[Signature]</u>	<u>ANTHONY G. SHANNON</u>	<u>10-11-2016</u>
Signature	Printed Name	Date
Signature	Printed Name	Date
Signature	Printed Name	Date

For CD&P Use Only Complete Application: YES NO
 Amt. Paid: 450.00 Date Received: 10/13/16 Receipt Number: 00012161



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office 3190 160th SE Bellevue, Washington 98008-5452 (425) 649-7000

November 4, 2016

Julie Thompson, Planner III
San Juan County Community Development and Planning
135 Rhone Street
P.O. Box 947
Friday Harbor, WA, 98250

**RE: Ecology Comments on the Orcas Island Airport Hazard Tree Removal
Project File Number: PSEPA0-16-0010**

Dear Ms. Thompson:

Thank you for sending information on the Orcas Island Airport hazard tree removal project to the Washington State Department of Ecology (Ecology) for my review and comment. As the Ecology Wetland Specialist responsible for San Juan County (County), I wish to have the following comments entered into the record. The project submittal provided to Ecology included:

- Mitigated determination of nonsignificance.
- SEPA environmental checklist.
- *Orcas Island Airport—Final Environmental Assessment for Obstruction Removal*, prepared by WH Pacific, Inc., dated October 2016.
- *Delineation Report for Orcas Island Airport*, prepared by Wetland Resources, Inc., dated May 2015.
- *Compensatory Wetland Mitigation Plan for Orcas Island Airport*, prepared by Wetland Resources, Inc., dated May 2015.

The proposed action by the Port of Orcas involves removing obstructions to the Runway 34 visual approach surface on the south side of the airport. This project site is located southeast of the intersection of Lover's Lane and Mount Baker Road in Eastsound on Orcas Island. This project site covers three lots (Tax Parcel No. 271412013, 271412009, and 271412010), but the tree removal area is restricted to the eastern and southern edges of these lots. There is also a recorded conservation easement, managed by the County, in the southeast corner.

The delineation report prepared by Wetland Resources indicates there is a Category III depressional wetland (Wetland D) that covers the majority of this project site. Wetland D contains a mixture of palustrine emergent and forested classes that extends off-site to the south as part of a bigger system that is outside the tree removal area. A Type Ns stream (Stream 3) also bisects Wetland D.

Julie Thompson
November 4, 2016
Page 2

The tree clearing will not cause any permanent impacts from filling and grading, but there will be temporary impacts to Wetland D. Mechanized clearing of trees and stump removal will cause soil disturbances and compaction within the eastern and southern edges of the project site. Within the conservation easement area, there will be tree clearing but no stump removal that causes soil disturbances. Temporary erosion and sediment control (TESC) features will be used to minimize water quality impacts from this clearing. These TESCs include installing a silt fence along the bank of Stream 3, covering bare ground with grass seed, and planting native shrubs along a 25-foot-wide swath of the Stream 3 banks.

This tree clearing in Wetland D will cause permanent conversion of the plant community from a forested wetland to an emergent wetland because annual maintenance mowing will occur to prevent tree and shrub species from growing within the visual approach surface. This permanent conversion of the plant community will degrade the wetland functions and values, so compensatory mitigation is required.

Ecology guidance (*Wetland Mitigation in Washington State Part 1: Agency Policies and Guidance*, Publication # 06-06-011a) recommends a mitigation ratio for conversion that is half of what would be required for permanent wetland loss. Ecology recommends enhancement of Wetland A at a 2:1 ratio through supplemental planting of native tree and shrub species. Because there was no estimate of the forested wetland area that will be converted, the applicant needs to calculate this in order to determine the mitigation area required.

If you have any questions or would like to discuss my comments, please give me a call at (425) 649-7199 or send an email to Doug.Gresham@ecy.wa.gov.

Sincerely,



Doug Gresham, PWS
Wetland Specialist
Shorelands and Environmental Assistance Program

DEG:awp

E-cc: Paul Anderson, Department of Ecology
Flannan Tam, WH Pacific