



## ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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### COMMENTS SUBMITTED VIA EMAIL & 1<sup>ST</sup> CLASS MAIL

#### NBBBI *DRAFT* WASTEWATER TREATMENT PERMIT (ST-7396)

July 8<sup>th</sup>, 2005

Water Quality Permit Coordinator  
Department of Ecology  
Northwest Regional Office  
390 – 160<sup>th</sup> Ave SE  
Bellevue, WA 98008-5452

Attn: Tricia Miller

Island County is very appreciative of the opportunity to provide comment on the Nichols Brothers Boat Builders Inc. (NBBBI) *DRAFT* Wastewater Permit. As you may or may not be aware Island County is currently reviewing a “Master Permit Application” (MPA) for the NBBBI operation also in compliance with the joint Notice of Penalty and Order<sup>1</sup> from Island County and the Department of Ecology. Island County accepted public comments for the MPA during a 49-day period running from December 1<sup>st</sup>, 2004 through January 18<sup>th</sup>, 2005, following this process the County along with other reviewing agencies have requested additional information on the proposal prior to issuance of a final SEPA determination. Stormwater/Wastewater treatment is one of the issues that the County is requesting additional information on before moving forward with a SEPA determination, the DOE *DRAFT* Wastewater Permit is helpful in completion of this process. Within the MPA, NBBBI have proposed changes to the location of buildings, parking areas, extension of hours of operation and an alternative launch system to the current “crawler” that will not involve future dredging within Holmes Harbor.

It is our understanding that the DOE *DRAFT* Wastewater Permit is intended to formalize NBBBI’s existing operation by defining conditions and Best Management Practices (BMP’s) to ensure that wastewater is treated using all known, available, and reasonable treatment (AKART).

During the MPA-review Island County has requested and received addition information specifically defining both the use and physical expansion requested by the applicant. Physical expansion in excess of the existing operation is clearly defined within the MPA-application by the applicant as follows:

***“The only area of physical expansion will be the 3.2 acres of land to the east of our (NBBBI) current parking lot. We (NBBBI) will lease the land from Holmes Harbor Properties, LLC***

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<sup>1</sup> Notice of Penalty & Joint Order #03SEANR-5565/COV 255/03

***for a new parking lot...As shown on the Site Plan for Phase 1, our current storage are will become a production area and our current parking lot will become a storage and production area”.***<sup>2</sup>

NBBBI has further defined the proposed uses within these areas within the following statement also within the MPA-application:

***“We (NBBBI) currently have 5.5 acres of land designated as storage and parking that we will re-designate as production and storage space. Of this 5.5 acres, 2.8 acres will be used for production only and 1.4 acres for a combination of production and storage. The remainder of the land, 1.3 acres, will be a combination of parking, driveway and landscaping”.***<sup>3</sup>

It is Island County’s interpretation of proposed conditions of approval for the DOE *DRAFT* Wastewater Permit, as described within the “Fact Sheet”<sup>4</sup>, that the permit is intended to provide appropriate conditions and requirements for current operations. However, the permit also appears to provide a mechanism for future expansion subject to compliance with listed standards and construction of necessary wastewater infrastructure prior to the physical expansion. Island County believes that an appropriate mechanism for future flexibility in uses in relation to wastewater management within the NBBBI yard is fundamentally important for both the applicant to meet the requirements of a dynamic market and a variety of projects as well as the County’s review of the proposed MPA and balance of many issues to surrounding properties. As described in the paragraphs above, NBBBI actual expansion is relatively minor; however with a clear distinction between “industrial” and “roof/parking area” runoff, the specifics of the expansion are important to design of wastewater treatment facilities.

The *DRAFT* Wastewater Permit provides both short and long-term goals to the applicant to be incorporated into drainage infrastructure and yard operations. It is Island County’s understanding that the current phase of the Wastewater Permit is intended to establish parameters that the applicant will need to show compliance within future engineered drawings and studies. Island County would like to provide the following comment that are more related to future designs and compliance with the listed conditions in order to move forward with MPA review:

1. In compliance with section S8 & S9 (separation of roof and parking lot runoff from production yard wastewater and the requirement of an engineering report for the new wastewater treatment system), Island County will be requesting these materials from the applicant to continue review of the applicants MPA.
2. In compliance with permit section S9 (prevention of tide water flooding potential), Island County will be requesting a preliminary design from the applicant during MPA review. The barrier will need to be constructed in a manner that will not interfere with the existing County right-of-way of Shoreview Drive;
3. In compliance with permit section S12 (completion of a Hydrogeologic Investigation), the Draft Freeland Comprehensive Drainage Plan prepared by Fakkema and Kingma dated

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<sup>2</sup> NBBBI-MPA SPR 387/04, Phase 1, 30-day submittal of additional information

<sup>3</sup> NBBBI-MPA SPR 387/04, Phase 1, 30-day submittal of additional information

<sup>4</sup> Under “Permit Status” page 11.

May 2005 indicates an existing problem related to tidal influences in the subject area. Design of barriers should consider such information.

The Freeland Drainage Plan can be viewed by downloading a 20mb \*.pdf file at the following website.

[http://www.islandcounty.net/publicworks/Temp/FreelandDrainagePlan\\_Vol1.pdf](http://www.islandcounty.net/publicworks/Temp/FreelandDrainagePlan_Vol1.pdf)

After review of the *DRAFT* Permit, Island County believes that the BMP's defined within the permit adequately address handling of waste materials and provide sufficient protection to water quality of surrounding water bodies. As described above Island County concurs with providing NBBBI a clear distinction between treatment of "industrial" wastewaters as opposed to "non-industrial" uses such as parking areas and roof runoff. Island County is confident that current County code is sufficient in providing appropriate water quality treatment to non-industrial waste waters that will be incorporated into binding conditions of approval for NBBBI MPA and SEPA determination.

Sincerely,

Joe Burcar  
Senior Planner, Island County Planning & Community Development