



Island County Planning and Community Development

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Notice of Application - Optional DNS Process

Date of issuance: July 30, 2025

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

Date of notice of application: September 3, 2025 **Comment due date:** September 17, 2025

Staff Contact: Cindy White **email:** cindyw@islandcountywa.gov **phone:** 360-678-7818

File Number: 272/25 SPR-CELL-II **Applicant:** Rick Cardoza, LDC, Inc

Location: 1025 Wildflower Ln., Oak Harbor, WA 98277 (R13220-318-1950; R13220-291-2320)

Proposal – Construction of a 130' tall faux tree wireless facility for T-Mobile, including antennas, ground equipment on concrete slabs, an emergency backup generator, and a fenced 50' x 50' compound.

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 subject parcel is not located in critical areas except for the Natural Heritage program. As such the project documents have been sent to Island County Critical Areas Planners for review to ensure compliance with ICC 17.02B. Nothing in the submitted SEPA checklist would indicate that the proposed development will result in adverse environmental impacts.

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 **September 17, 2025, 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:

- Temporary Erosion and Sediment Control (TESC) best practices to be used during construction phase of project.

Required Permits: FCC FONSI, Island County Zoning, Clearing & Grading, & Building Permits

Required Studies: N/A