



## Island County Planning and Community Development

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### Notice of Application - Optional DNS Process

**Date of issuance:** June 21, 2023

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

**Date of notice of application:** June 13, 2023

**Comment due date:** July 5<sup>th</sup>

**Staff Contact:** Cambria Edwards **email:** [c.edwards@islandcountywa.gov](mailto:c.edwards@islandcountywa.gov) **phone:** (360) 678-7938

**File Number:** 193/23 CGP **Applicant:** Corsair Construction

**Location:** 2166 Hastie Lake Road and 2158 Hastie Lake Road, Oak Harbor WA 98277 (R13218-434-2900; R13218-463-3140)

**Proposal** – Class IV Forest Conversion and grading exceeding 2 acres in size.

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 outlined in the applicant agents (Cody West, Go West Building Design LLC.) SEPA Checklist:

Per the provided SEPA Checklist there is no historical indication of unstable soils in the vicinity and clearing construction is unlikely to create erosion. Proposed measure to reduce any potential erosion shall be through the planting of grass and trees. Emissions shall be solely from an onsite excavator. No bodies of water are within the vicinity, no floodplain is present, and work shall be outside 200 ft of waters. It is likely stormwater runoff will be absorbed back into the ground. Plans on site include deciduous trees and evergreens. No threatened or endangered species are listed as being present with some observed birds and mammals. No cultural resources are known to be present. Best Management Practice shall be adhered to.

A report provided by Puget Consulting and Restoration to the applicants expressed that no wetlands exist within the property boundary.

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 **July 5<sup>th</sup>, 2023** mail to Island County Planning Department 1 NE 7<sup>th</sup> St., Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> 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:** Clearing & Grading Permit Type-II

**Required Studies:**