



Island County Planning and Community Development

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Notice of Application - Optional DNS Process

Date of issuance: September 9, 2023

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

Date of notice of application: September 9, 2023

Comment due date: September 23, 2023

Staff Contact: Malene Garcia-DeBoard **email:** m.garcia-deboard@islandcountywa.gov **phone:** (360) 678-7817

File Number: 164/23 SHE II **Applicant:** Randy and Deborah Geller

Location: S6060-00-00032-0, Langley

Proposal – Replace portion of deck, install pin-piling to support the foundation of the existing residence, replace existing drainage system with stormwater outfall and diffuser tee

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:

Applicant will adhere to best management practices and submitted a SEPA Checklist. The Biological Site Assessment prepared in July 2023 by Saratoga Environmental found 'not likely to adversely affect' and 'no effect' determinations for all listed species. The proposal includes the removal of the majority of the existing deck to allow for about 600 square feet of bluff vegetation enhancement.

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 23, 2023**; 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:

The project will follow all best management practices. Erosion and sedimentation control BMP's should be implemented prior to initiating ground disturbing activities and monitored/maintained throughout the project's construction activities. Emergency spill response and clean-up equipment shall be available on site during construction activities that involve the use of motorized/mechanized equipment. At a minimum, the kit should include materials for containment and clean-up of petroleum products. No equipment or materials may be placed, stored or operated below the OHWM during any portion of the project's installation.

Required Permits: Shoreline Exemption Type II

Required Studies: Biological Site Assessment, SEPA Checklist