



Island County Planning and Community Development

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Notice of Application - Optional DNS Process

Date of issuance: October 24, 2023

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

Date of notice of application: November 1, 2023

Comment due date: November 15, 2023

Staff Contact: Donah Dunn email: d.dunn@islandcountywa.gov phone: (360) 678-77812

File Number: 355/23 Applicant: Harold and Gail Foster

Location: R32908-027-4110; 3118 Plateau Ln., Langley, WA 98260

Proposal: Applicants propose to grade 500 cy for a future SFR and appurtenances. The proposed class 4 clearing and grading conversion will encompass ~1.5 acres of disturbed area, maintaining low intensity land use. The proposed access road will be ~300 feet which will entail timber and understory to be removed. The clearing site consists of ~0.75 acres with the remaining ~0.25 acres will be designated to access road construction. There will be ~80% of standing timber left in which they will implement a forest practice as a small forest stewardship.

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 from the SEPA Checklist and project and drainage narrative:

No adverse environmental impacts are anticipated as applicants are implementing BMPs during the grading process and following the process, they plan to enhance the remaining ~80% of the parcel by implementing a forest practice.

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 **November 15, 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:

As much natural vegetation as possible will be retained to improve on site infiltration and help reduce the impacts of stormwater runoff from the new impervious surface onto Plateau Lane and Crawford Road. As well as storm water from the new impervious surface that will be created from access road. Since the property has some steep slopes, the 50' buffer from them and proper grading of the site will not allow for any storm water from the clearing to impact the steep slopes. Proper site work will allow runoff to infiltrate into the ground to the West, which has a lateral fall line, naturally reducing stormwater runoff.

BMPs will be used per "Island County Best Management Practices Field Manual for Small Construction Sites", including use of silt fences, straw, and hay bale barriers as needed. The owner intends to have as little disturbance as possible to the area surrounding the house site and the buffer along Plateau Lane and Crawford Road. Erosion and Sedimentation: Control Per ICC 11.03.230, erosion and sedimentation control requirements will be addressed for the project. During and after construction, efforts will be made to minimize erosion and sedimentation on site and protect any adjacent properties. Transportation of sediment onto paved surfaces will be minimized. If any sediment is transported onto a paved surface, the paved surface will be cleaned at the end of each day. Any cleared areas will be stabilized, and soil stockpiles will be covered. Temporary erosion and sedimentation control measures will be maintained until the project is completed. Any stormwater runoff from the site will be routed through selected sediment retention measures.

Proposed measures to manage runoff and sediment deposits during and after construction will include:

- Ditch along the sides of the new access road.
- Use of silt fencing, and straw as needed in any severe areas.
- Grass seed will be sown on all bare earth Due to the topography of the parcel the relatively small amount of clearing proposed, stormwater runoff will be minimized, and BMPs for erosion and sedimentation control will be in place.
- Install culvert at the access point of Plateau Lane per ICPW requirements.

Required Permits: CGP Type-II