



Island County Planning and Community Development
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Notice of Application - Optional DNS Process

Date of issuance: 4/7/2025

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

Date of notice of application 4/7/2025 Comment due date: 4/30/2025

Staff Contact: Cambria Edwards **email:** c.edwards@islandcountywa.gov **phone:** 360-678-7938

File Number: 062/25 CPG Type II **Applicant:** Dennis Hunsinger

Location: 4639 Saratoga Rd Langley, WA 98260

Proposal – Clearing and grading approximately 500 cubic yards of material and 8,000 board feet on a portion of a 2.88 acre parcel for the purpose of removing an existing mobile home and building a new single family residence with a garage and accessory building.

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 documented in the SEPA Checklist prepared by the property owner in February of 2025 and the determinations of the Critical Areas Report prepared by Wetlands & Wildlife, INC. on April 2nd, 2025.

SEPA Checklist Conclusions: *No adverse environmental impacts are anticipated regarding erosion. All of the development is occurring inland of the steep slope, and BMPs will be implemented during the grading process. Following the development, ~65% of the parcel (all remaining) will be maintained by implementing a forest practice. 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 surfaces (home and accessory building) onto Saratoga Rd, as well as storm water from the new driveway surface that will be created from access road. Since the property has some steep slopes, the mandated 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 facilitated by moderate slope to the west, 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.*

Critical Areas Report Conclusion: *As depicted on the attached Map Sheet CA1.00 and as described in this report, the standard protective buffer required from Wetland A equals 110 feet, and the wetland buffer is more restrictive than the stream buffer for this proposed project. The standard 110-foot buffer from Wetland A extends onto the eastern portion of the subject property. However, the proposed clearing and grading limits are located outside of the standard 110-foot buffer, and all future proposed development will also be located outside of the standard 110-foot buffer associated with Off-site Wetland A. Based on our detailed evaluations and determinations outlined in this report, no adverse ecological impacts will occur to any wetlands, streams, other fish and wildlife habitat conservation areas, or associated protective*

buffer areas as a result of the proposed project activities on the subject property. Therefore, no compensatory mitigation efforts related to Island County's Critical Areas Regulations are proposed or required, since all proposed project activities are located outside of the standard overriding wetland buffer that extends onto the eastern portion of the subject property.

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 **April 30, 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:

Required Permits: CGP Type II, Class IV Forest Practices Permit

Required Studies: Wetland Determination (Critical Areas Report)

Notice of Application - Optional DNS Process

Date of issuance: April 9, 2025

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

Date of notice of application: April 16, 2025 **Comment due date:** April 30, 2025

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

File Number: 122/25 SPR **Applicant:** Alan & Janet Demarco

Location: R23224-102-0140 at 442 Rateau Dr. Camano Island

Proposal – propose constructing a new 132-foot monopine wireless communications tower (137 feet to the tip, including "branches") on the property

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:

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 **June 26, 2024**; 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:

Required Permits: Site Plan Review, SEPA Checklist, Building permits, Access permit

Required Studies: NIER report, Noise Report, FAA advisory circular 70/7460-1, NEPA report, Drainage narrative