



## Island County Planning and Community Development

*Mary Engle, Director*

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### Notice of Application - Optional DNS Process

**Date of issuance:** May 3, 2023

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

**Date of notice of application:** May 3, 2023

**Comment due date:** May 17, 2023

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

**File Number:** 136/23 SPR II **Applicant:** Whidbey Camano Land Trust

**Location:** R23119-310-1000, R23119-390-1700, R23119-355-1850, R23119-325-2050, R23119-310-2300, Greenbank

**Proposal** – Expand gravel driveway from one lane to two lanes across four parcels and construct a 35,000 square foot trailhead parking lot on a fifth parcel

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. Including existing and proposed development, approximately 1% of the site would be covered by impervious surfaces. The site is currently used as forest and farmland and the proposal will not convert these uses. No critical areas are mapped within the area by the County. The parking lot is proposed within an old clearcut.

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 **May 17, 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:

The project will follow all best management practices. Native vegetation around the site will be maintained.

**Required Permits:** Site Plan Review Type II

**Required Studies:** SEPA Checklist