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City of Langley

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Mayor

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Notice of Application Optional DNS Process

September 4, 2019

The City of Langley has received a permit application for the following project.

Date of permit application: July 25, 2019 Date of complete application: August 29, 2019

Date of notice of application: September 4, 2019 **Comment due date:** September 18, 2019

Agency Contact: Brigid Reynolds, Director of Community Planning
planning@langleywa.org, 360.221.4246 / Langley City Hall, 112 Second Street, Langley, WA
98260

Agency File Number: CAP-19-004

Description of proposal – The proposal is to install a tightline with a minimum 4-inch HDPE fuse welded pipe and catch basin with a clean out. Drainage from all roof downspouts on the main dwelling will be directed to the new pipeline. The pipe will hang over the bluff and extend down to a diffuse “T” located at the toe of the bluff, above the ordinary high-water mark.

A 500 square foot wood deck is proposed to be constructed seaward of the house and replaces a smaller deck.

A septic field located seaward of the house was permitted separately per CAP-18-004

Location of proposal: 930 Edgecliff Drive, R32902-381-2180

Project Applicant: Dan Malone, Soundesign Group, 203.322.5016, dmalone@sdg.build

Property Owner: Samantha O’Hanlon

SEPA Environmental Review: The City of Langley has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS). This determination is based on the following findings and conclusions:

- The total amount of excavation for the deck and tight line is approximately 7 cu ft and all excavation will be done by hand
- The City of Langley Shoreline Master Plan requires a tight line be installed when more than 200 SF of impervious cover is being added.
- The geotechnical reports prepared by Associated Earth Sciences, July 8, 2019 and August 16, 2019 recommends a tight line be installed.

- The tight line shall be designed using Island County’s small diameter residential HDPE stormwater outfall design (4/30/2009) and a diffuser tee is required to dissipate water flows at the base of the bluff.

The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date noted above to:**

Brigid Reynolds, Director of Community Planning, planning@langleywa.org or City Hall, 112 Second Street, Langley, WA 98260

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

- Silt fencing is required to be installed around the work area and soil piles shall be covered when left exposed for more than 48 hours.
- The planting strip at the top of the bank required by CAP18-004 shall be increased to 15 feet and shall be comprised of native plants.
- Prepare and record a covenant holding the City of Langley harmless for the proposed improvements in the shoreline planning area.

Required Permits: Critical Area Permit, Shoreline Exemption letter from the City of Langley and a Hydraulic Project Approval from Department of Fish and Wildlife

Required Studies: Associated Earth Sciences Incorporated Geological Document Review and Site Reconnaissance dated September 20, 2018 and revised July 8, 2019 and Geotechnical Plan Review letter dated August 16, 2019 and site plan prepared by Soundesign Group, June 19, 2019

Existing Environmental Documents: None

Preliminary determination of the development regulations that will be used for project mitigation and consistency: Shoreline Master Plan 4.7.2.1; 4.8.1.1; & 6.8.2.4 and LMC 16.20.045 C.2)d)1) & e)2)