



Island County Planning and Community Development

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Notice of Application - Optional DNS Process

Date of issuance: 07/09/2025

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

Date of notice of application 07/02/2025 **Comment due date:** 07/22/2025

Staff Contact: Austin Hoofnagle **email:** a.hoofnagle@islandcountywa.gov **phone:** 360-678-7814

File Number: 090/22 SHE-II **Applicant:** TM WEST LLC

Location: 1559 HULTMAN RD., CAMANO ISLAND, WA 98282 (R33218-467-3750)

Proposal – Repair of approximately 73 linear feet of damaged structural shoreline stabilization. The work was preliminarily approved as an emergency exemption in 2022. Construction has since commenced and been completed. This is an after-the-fact review to ensure compliance with Island County Shoreline Master Program (SMP) regulations.

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 submitted biological site assessment prepared by EcoAssets Environmental:

BSA Conclusion:

7. Conclusion

Although shoreline conditions had been modified since the initial bulkhead construction, natural coastal processes remained active, and habitat continued to support biodiversity. The emergency bulkhead replacement did not interfere with drift cell function, and sediment transport remained consistent with regional shoreline dynamics.

The project did not result in adverse effects on floodplain functions, hyporheic zone processes, or sediment retention mechanisms. Temporary displacement of prey species may have occurred during construction but impacts to ESA-listed species were minimal. Forage fish habitat, including documented surf smelt and Pacific sand lance spawning areas, remained intact, with no significant disruption to spawning substrates.

Best Management Practices (BMPs) were followed to minimize ecological disturbance, ensuring that any temporary impacts were negligible. ESA-listed invertebrate, fish, avian, and mammal species, along with their critical habitats, were unlikely to be adversely affected by the emergency repair.

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 **July 22, 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: Shoreline Exemption

Required Studies: Biological Site Assessment, Geocoastal Report