

REVISED

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CUMULATIVE IMPACTS ANALYSIS

City of McCleary Shoreline Master Program

Prepared for:

City of McCleary
100 S. 3rd Street
McCleary, WA 98557
(360) 495-3667
www.cityofmccleary.com



Prepared by:



750 Sixth Street South
Kirkland . WA 98033

p 425.822.5242
f 425.827.8136
watershedco.com

Prepared with funding from:



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CUMULATIVE IMPACTS ANALYSIS

CITY OF MCCLEARY SHORELINE MASTER PROGRAM

1 INTRODUCTION

1.1 Background & Purpose

This Cumulative Impacts Analysis (CIA) is a required element of the City of McCleary (City or McCleary) Shoreline Master Program (SMP) update.

The State Master Program Approval/Amendment Procedures and Master Program Guidelines (SMP Guidelines) state that, “To ensure no net loss of ecological functions and protection of other shoreline functions and/or uses, master programs shall contain policies, programs, and regulations that address adverse cumulative impacts and fairly allocate the burden of addressing cumulative impacts” (WAC 173-26-186[8][d]).

The SMP Guidelines do not include a definition of cumulative impacts; however, federal guidance has defined a cumulative impact as:

The impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency ... or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time (Council on Environmental Quality 1997).

The purpose of this CIA is to evaluate whether the City’s draft SMP (dated February 2016) would address adverse environmental impacts such that no net loss of ecological functions would result over a 20-year planning horizon. The baseline against which changes in ecological function are evaluated is the current shoreline conditions, as documented in the Final Shoreline Analysis Report for Shorelines in the City of McCleary (Shoreline Analysis Report; The Watershed Company 2014). Per the SMP Guidelines, individual projects or activities that result in degradation of ecological functions must provide mitigation to return the resultant ecological function back to the baseline.

1.2 Approach

The SMP Guidelines (WAC 173-26-186[8][d]) state that the evaluation of cumulative impacts should consider:

1. Current circumstances affecting the shorelines and relevant natural processes;
2. Reasonably foreseeable future development and use of the shoreline; and
3. Beneficial effects of any established regulatory programs under other local, state, and federal laws.

Consistent with this guidance, Section 2 of this CIA summarizes existing conditions in the City's shoreline jurisdiction. Section 3 summarizes regulatory programs that may influence development activity in the City's shoreline jurisdiction. Section 4 analyzes the effects of application of the SMP on shoreline ecological functions given anticipated future development. Finally, Section 5 recaps the information previous sections and features concluding remarks.

2 SUMMARY OF EXISTING CONDITIONS

The following summary of existing conditions in the City's shoreline jurisdiction is based on the Shoreline Analysis Report.

In McCleary, a portion of Wildcat Pond (the other portion is located within Grays Harbor County) and Mox Chehalis Creek qualify as Shorelines of the State. Although Mox Chehalis Creek itself is located outside the City, areas of the City within 200 feet of the creek are included as Shorelines of the State. The City's proposed shoreline jurisdiction covers 1,985 linear feet of shoreline. Figure 2-1 displays the extent of proposed shoreline jurisdiction in the City.

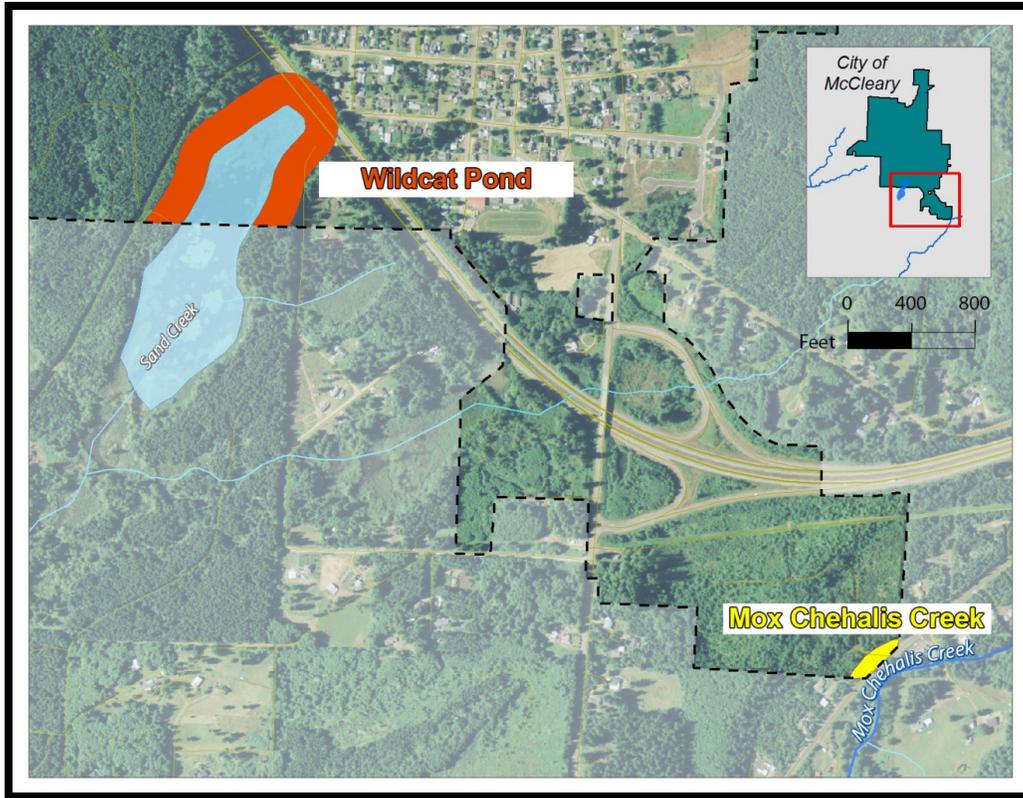


Figure 2-1. Proposed shoreline jurisdiction in McCleary.

Riparian corridors surrounding Wildcat Pond are well vegetated, though intersected by a number of roads including State Route 8, which runs adjacent to the north end of the waterbody. These roads restrict full floodplain and upland habitat connectivity. The riparian habitat includes forested, scrub-shrub, and emergent wetland communities, as well as evergreen trees and scrub-shrub vegetation. The lake and surrounding vegetation provide habitat for resident cutthroat, and likely support other fish, amphibians, birds, and mammals. The lake does not have any overwater structures.

The parcel that encompasses most of shoreline jurisdiction, as well as the most of the shoreline itself, is owned by Green Diamond Resource Company. According to data from the Grays Harbor County Assessor's Office, current land use for this approximately 35-acre parcel is Designated Forest Land RCW 84.33. No structures appear to be situated on this parcel. This parcel is zoned F/OS - Forest Open Space District.

Two parcels located immediately to the east of the Green Diamond Resource Company parcel described in the above paragraph feature a limited amount of shoreline jurisdiction. According to Grays Harbor County Assessor's Office data, current land use

for these two parcels is Household, Single Family Units. This is consistent with City permit records, which indicate that manufactured homes were installed on these two parcels in 1997 (these are the only development activities documented by City permit records for parcels in shoreline jurisdiction). These structures appear to be located outside of shoreline jurisdiction. These two parcels are zoned F/OS - Forest Open Space District.

As previously mentioned, the City's limited amount of Mox Chehalis Creek shoreline jurisdiction includes only shorelands associated with Mox Chehalis Creek, but not the creek itself (the creek in this area is within Grays Harbor County). Shoreline jurisdiction associated with Mox Chehalis Creek affects one parcel, as well as areas of right-of-way.

This parcel is owned by the Green Diamond Resource Company. According to Grays Harbor County Assessor's Office data, current land use for this approximately 39-acre parcel is All Other Residential Not Elsewhere Coded (Bare Land Platted & Outside Plats and Sheds in City Limits). This parcel appears to include one non-residential structure in the northwest corner of the property (outside of shoreline jurisdiction). This parcel features two zoning designations. The northern portion, which is outside of shoreline jurisdiction, is zoned C3 - Highway Commercial. The southern portion, which includes the area of shoreline jurisdiction, is zoned R1 - Single Family Residential.

Shoreline jurisdiction also includes right-of-way for Mox Chehalis Road East, which separates Mox Chehalis Creek from the shorelands described in the above paragraph. The presence of the road limits potential shoreline ecological functions.

Please see Chapters 3 and 4 of the Shoreline Analysis Report for more information on existing conditions in the City's shoreline jurisdiction.

3 SUMMARY OF REGULATORY PROGRAMS

A variety of established local, state, and federal regulatory programs may influence development activity in the City's shoreline jurisdiction. The current shoreline regulatory framework was discussed at length in Chapter 2 of the Shoreline Analysis Report. Key regulatory programs identified in the Shoreline Analysis Report are listed in Table 3-1 below. Other regulatory programs may also be relevant.

Table 3-1. Key shoreline regulatory programs applicable to the City.

City	Critical areas regulations
State	Shoreline Management Act
	Hydraulic Code
	Clean Water Act – Section 401
Federal	Clean Water Act – Section 402 and Section 404
	Endangered Species Act

Established regulatory programs can play an important role in the design and implementation of a shoreline project, ensuring that impacts to shoreline functions and values are avoided, minimized, and/or mitigated.

Please see Chapter 2 of the Shoreline Analysis Report for more detailed discussion on the current regulatory framework for development activities along the City’s shorelines.

4 APPLICATION OF THE SMP

This section analyzes the effects of application of the SMP on shoreline ecological functions given anticipated future development. As discussed in Section 2, the extent of the City’s shoreline jurisdiction is very limited. Moreover, development in the City’s shoreline jurisdiction is very limited. The only development activities documented by City permit records for parcels in shoreline jurisdiction took place in 1997. As will be elaborated on in Subsection 4.4, anticipated future development in the City’s shoreline jurisdiction is likely to continue to be limited.

Nonetheless, for any development that may occur, the following components of the SMP are integral to ensuring no net loss of shoreline functions. Each of these components is discussed in further detail later in this section.

- *Environment designations:* Environment designations are based on the existing use pattern, the biological and physical character of the shoreline, and the goals and aspirations of the community. Allowed uses in the upland environment designations are consistent with the designation criteria.
- *Shoreline critical areas regulations:* The City’s shoreline critical areas regulations will protect shoreline critical areas in accordance with most current, accurate, and complete scientific and technical information available. Regulations include buffers for Shorelines of the State.

- *Mitigation sequencing:* SMP standards require applicants to avoid, minimize, and then compensate for unavoidable impacts to shoreline functions. Where SMP standards do not provide specific, objective measures that clarify avoidance, minimization, and mitigation measures, a mitigation sequencing analysis is required.
- *Shoreline use and modification regulations:* Specific regulations for shoreline uses and modifications ensure that potential impacts are regulated to avoid a net loss of ecological function.

4.1 Environment Designations

According to the SMP Guidelines (WAC 173-26-211[2][a]), the assignment of environment designations must be based on the existing use pattern, the biological and physical character of the shoreline, and the goals and aspirations of the community as expressed through a comprehensive plan. The Shoreline Analysis Report reviewed such considerations and informed the development of environment designations.

The SMP features two upland environment designations: Urban Conservancy and Shoreline Residential. In-water areas (areas waterward of the ordinary high water mark) are designated Aquatic. Designation criteria for each environment designation are provided below in Table 4-1.

Table 4-1. Environment designation criteria.

Environment Designation	Designation Criteria
Urban Conservancy	An Urban Conservancy environment designation is assigned to shoreline areas that are appropriate and planned for development that is compatible with maintaining or restoring the ecological functions of the area, that are not generally suitable for water-dependent uses, if any of the following characteristics apply: <ul style="list-style-type: none"> A. They are suitable for water-related or water-enjoyment uses; B. They are open space, floodplain or other sensitive areas that should not be more intensively developed; C. They have potential for ecological restoration; D. They retain important ecological functions, even though partially developed; or E. They have the potential for development that is compatible with ecological restoration.
Shoreline Residential	A Shoreline Residential environment designation is assigned to shoreline areas that are predominantly single-family or multifamily residential development or are planned and platted for residential development.

Environment Designation	Designation Criteria
Aquatic	An Aquatic environment designation is assigned to lands waterward of the ordinary high water mark.

Allowed uses in the upland environment designations are consistent with the designation criteria in Table 4-1. Allowed uses in the Urban Conservancy environment include more open space uses (e.g. forest practices). Allowed uses in the Shoreline Residential environment include more intensive uses (e.g. residential).

4.2 Shoreline Critical Areas Regulations

The SMP, in Appendix B, includes numerous regulations to address potential impacts to shoreline critical areas, which include wetlands, fish and wildlife habitat conservation areas, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas. Shoreline critical areas regulations are intended to protect shoreline critical areas in accordance with most current, accurate, and complete scientific and technical information available.

Mitigation sequencing is required for all proposed impacts to shoreline critical areas, (Appendix B, regulation 1.6.B). Other key regulations for wetlands and streams that will help ensure no net loss of ecological function include standard buffer areas for wetlands and waterbodies, which are discussed in greater detail below.

4.2.1 Wetlands

The SMP requires vegetated buffers for all shoreline wetlands. The standard wetland buffer widths are based on wetland category and habitat score (Appendix B, Table B2-1), and range from 40 to 225 feet. Buffer averaging is permitted when certain criteria are met, including that the total area contained within a buffer after averaging is no less than that contained within the standard buffer prior to averaging, and that a buffer at its narrowest point is never less than either 75 percent of the required width or 75 feet for Category I and II, 50 feet for Category III, and 25 feet for Category IV, whichever is greater (Appendix B, regulation 2.6.A.5).

4.2.2 Waterbodies

McCleary's Shorelines of the State are regulated as fish and wildlife habitat conservation areas under the City's shoreline critical areas regulations.

Buffers for Shorelines of the State required by the SMP are intended to ensure no net loss of ecological function. In developing shoreline buffers, the following objectives were also considered:

- Avoid rendering existing development nonconforming;
- Avoid establishing buffers that would require a shoreline variance in order for reasonable development to occur;
- Minimize the number of shoreline segments requiring disparate buffers; and
- Create a buffer scheme that is easy for the City to implement and the public to understand.

Criteria for establishing buffers in specific areas include:

- Extent of riparian vegetation in proximity to the shoreline;
- Presence of critical areas and potential buffers;
- Proximity of existing development to the shoreline; and
- Lot depth.

The buffers for the Urban Conservancy environment designation surrounding Wildcat Pond is 150 feet. No buffer is proposed in the Shoreline Residential environment designation associated with Mox Chehalis Creek, as this environment is located approximately 100 feet from the ordinary high mark of the creek and is separated from the creek by Mox Chehalis Road East.

Buffer averaging is allowed under certain circumstances, including that buffer width is not reduced by more than 25 percent in any location. A critical area report is required. (Appendix B, regulation 6.4.C).

Any vegetation removal in shoreline jurisdiction must also meet the regulations in Section 6.6, Vegetation conservation, which require that vegetation removal be limited to the minimum necessary and that mitigation sequencing be applied. Where vegetation removal results in adverse impacts to shoreline ecological function, new developments or site alterations are typically required to develop and implement a mitigation plan. These provisions offer additional protection for any intact riparian areas that may be present outside of the designated buffers.

4.3 Mitigation Sequencing

The mitigation sequence is a series of measures that can be applied to a project to ensure that it achieves no net loss of ecological function. In short, these measures are to avoid, minimize, and then compensate for unavoidable impacts to shoreline functions (the full sequence is listed in 6.3[3]). Mitigation sequencing applies to all projects in shoreline jurisdiction, and is incorporated into the SMP through multiple regulations in Section 6.3.

For some development activities, provisions in the SMP stipulate specific, objective standards for avoiding impacts (e.g. placement), minimizing impacts (e.g. size), and compensating for unavoidable impacts (e.g. planting requirements). If a proposed shoreline use or development is entirely addressed by such standards, then further mitigation sequencing analysis is not required.

However, in the following situations, applicants must provide an analysis of how the project will follow the mitigation sequence:

- If a proposed shoreline use or modification is addressed in any part by discretionary standards (such as standards requiring a particular action “if feasible” or requiring the minimization of development size) contained in the City’s shoreline regulations, then the mitigation sequence analysis is required for the discretionary standard(s).
- When an action requires a shoreline conditional use permit or shoreline variance permit.
- When specifically required by a provision in the City’s SMP.

The application of mitigation sequencing standards will help ensure that shoreline uses and modifications achieve no net loss of shoreline ecological functions.

4.4 Shoreline Use & Modification Regulations

As discussed previously, WAC 173-26-186(8)(d) directs local SMPs to evaluate and consider the cumulative impacts of “reasonably foreseeable future development and use of the shoreline.” Although future development may include other less common types of development, the location, timing, and impacts of less common uses and development projects are less predictable. WAC 173-26-201(3)(d)(iii) states:

For those projects and uses with unforeseeable or uncommon impacts that cannot be reasonably identified at the time of master program development, the master program policies and regulations should use the permitting or conditional use permitting processes to ensure that all impacts are addressed and that there is not net loss of ecological function of the shoreline after mitigation.

The below subsections address the extent to which future changes to shoreline land uses and modifications are anticipated, and describe how the SMP would apply to each of these changes to help maintain no net loss of functions.

Activities within shoreline jurisdiction are likely to include repair and maintenance. While repair and maintenance activities are exempt from shoreline substantial development permit requirements, SMP provisions still apply.

4.4.1 Agriculture

Likelihood of development: Agriculture does not currently take place on City shorelines. New agricultural development in shoreline jurisdiction is not expected, but would be allowed under current zoning in the City's Wildcat Pond shorelines.

Application of the SMP: Possible impacts from agriculture include the potential for pesticides, herbicides, and fertilizers to enter waters through runoff.

New agricultural activities must assure that supporting uses and developments are located and designed to result in no net loss of ecological functions (regulation 7.2[2]B). New agricultural activities must employ applicable best management practices established by relevant agriculture-related agencies (regulation 7.2[3]). Measures must be incorporated to prevent impacts to surface water and groundwater quality and quantity that would result in a net loss of shoreline ecological functions (regulation 6.7[2]). New agriculture must also comply with shoreline buffer and setback provisions (Table B6-1).

4.4.2 Aquaculture

Likelihood of development: No aquaculture currently exists in the City's shoreline jurisdiction. While aquaculture is not anticipated, some scale or form of aquaculture could possibly be appropriate.

Application of the SMP: Aquaculture can result in a reduction in water quality from substrate modification, supplemental feeding practices, pesticides, herbicides, and antibiotic applications. Aquaculture structures can cause alteration in hydrologic and

sediment processes. Accidental introduction of non-native species or potential interactions between wild and artificially produced species is also possible.

Aquaculture must be located, designed, constructed, and managed to avoid a net loss of shoreline ecological functions (regulation 7.3[1]). A mitigation sequence analysis that describes how the proposal would avoid, minimize, and mitigate for any adverse impacts is required (regulation 6.3[2]B). Authorization is via the relatively more rigorous shoreline conditional use permit process (regulation 7.3[1]), which includes mandatory action on the City-issued permit by the Washington State Department of Ecology (approval, approval with conditions, or denial).

4.4.3 Boating Facilities

Likelihood of development: No boating facilities currently exist in the City's shoreline jurisdiction. New boating facilities are not anticipated.

Application of the SMP: The SMP allows new boating facilities, including piers/docks and boat launches, along the City's Wildcat Pond shorelines if proposed for public access (regulations 7.4[1], [2]; Table 7-1). Such facilities must be located, designed and constructed to avoid or, if that is not possible, to minimize and mitigate the impacts to ecological functions and critical areas resources and processes (regulation 7.4[3]A). More specifically, boating facility construction must be restricted to the minimum size necessary (regulation 7.4[3]B) and use materials approved by applicable state agencies (regulation 7.4[3]D.1). Additionally, boat launches need to be designed and constructed using methods and technologies approved by state and federal resource agencies as the best currently available, with consideration of site-specific conditions (regulation 7.4[3]C).

4.4.4 Breakwaters, Jetties & Groins

Likelihood of development: These structures do not currently exist in the City's shoreline jurisdiction and are not expected to be necessary in the future.

Application of the SMP: Breakwaters, jetties, and groins are prohibited in shoreline jurisdiction (regulation 7.5[1]).

4.4.5 Commercial Development

Likelihood of development: Commercial development does not currently occur in the City's shoreline jurisdiction. Commercial development is not anticipated given the current zoning.

Application of the SMP: Commercial development is prohibited in shoreline jurisdiction (regulation 7.6[1]).

4.4.6 Dredging & Dredge Material Disposal

Likelihood of development: Dredging and dredge material disposal are not known to occur at Wildcat Pond, and are not expected to occur in the future on a regular basis, if at all.

Application of the SMP: Dredging activities have potential short-term and long-term effects on the aquatic environment. Short-term effects include elevated turbidity and direct habitat disturbance. Long-term effects stem from the alteration of currents and sediment transport processes, both to on-site and downstream areas.

Dredging may only be authorized for a limited number of purposes, including the reduction of flood hazards (regulation 7.7[3]). Any dredging and dredge material disposal must be done in a manner that avoids, minimizes, and mitigates impacts (regulation 7.7[6]). Additionally, dredge material disposal may only be permitted if it will not result in significant or ongoing adverse impacts to water quality, fish and wildlife habitat conservation areas and other critical areas, flood-holding capacity, natural drainage and water circulation patterns, and significant plant communities (regulation 7.7[5]B).

4.4.7 Fill & Grading

Likelihood of development: Fill and grading would most likely occur over relatively small areas of shoreline jurisdiction in support of approved developments.

Application of the SMP: Fill and grading can result in a change in habitat conditions and temporary effects to water quality.

Upland fills and grading may only be permitted when associated with an approved use and must generally be located outside of applicable buffers (regulation 7.8[1]). Fills and grading must be the minimum size necessary, must fit the topography so that minimum alterations of natural conditions are necessary, and must not adversely affect hydrologic conditions or increase the risk of slope failure (regulation 7.8[4]). Fill waterward of the ordinary high water mark is allowed only under a narrow set of circumstances (regulation 7.8[2]). A temporary erosion and sediment control plan must be provided for all proposed fill and grading activities (regulation 7.8[6]).

4.4.8 Forest Practices

Likelihood of development: Forest practices currently occur on the City's Wildcat Pond shorelines on the parcel owned by the Green Diamond Resource Company. Given the F/OS - Forest Open Space District zoning designation, this parcel is expected to continue to be in forestry use.

Application of the SMP: As directed by the SMP Guidelines, the City will rely on the Forest Practices Act and implementing rules, as well as the Forest and Fish Report, as adequate management of forest practices within shoreline jurisdiction (policy 4.2.9[1]). Forest practice conversions and other Class IV-general forest practices where there is a likelihood of conversion to nonforest uses must assure no net loss of shoreline ecological functions (regulation 7.9[2]).

4.4.9 Industrial Development

Likelihood of development: Industrial development does not currently occur in the City's shoreline jurisdiction. Industrial development is not generally allowed under current zoning.

Application of the SMP: The SMP prohibits industrial development in shoreline jurisdiction (regulation 7.10[1]).

4.4.10 Institutional Development

Likelihood of development: Institutional development does not currently occur in the City's shoreline jurisdiction. Institutional development such as schools and life care facilities could occur given the current zoning.

Application of the SMP: Common effects of institutional development include increased impervious surfaces, increased traffic, and vegetation clearing.

All institutional development must not result in a net loss of shoreline ecological functions (regulation 7.11[2]). Commercial development must also comply with shoreline buffer and setback provisions (Table B6-1).

4.4.11 Mining

Likelihood of development: Mining does not currently occur in the City's shoreline jurisdiction. Mining is not generally allowed under current zoning.

Application of the SMP: The SMP prohibits mining in shoreline jurisdiction [regulation 7.12[1]].

4.4.12 Recreational Development

Likelihood of development: No formal recreational sites are located within the City's shoreline jurisdiction. No recreational developments are anticipated; however, under current zoning, public recreational facilities may be situated in shoreline jurisdiction with a conditional use permit.

Application of the SMP: Recreational development can result in increased impervious surfaces, increased use of pesticides and fertilizers, and increased potential for riparian degradation.

Recreational developments typically require a shoreline substantial development permit; however, nonwater-oriented recreational developments proposed within Wildcat Pond shorelines require a shoreline conditional use permit (Table 7-1).

Recreational developments need to be located, designed, and operated such that no net loss of shoreline ecological functions or ecosystem-wide processes results (regulation 7.13[3]). Recreational developments must also comply with shoreline buffer and setback provisions (Table B6-1).

4.4.13 Residential Development

Likelihood of development: Two parcels with existing manufactured homes feature a limited amount of Wildcat Pond shoreline jurisdiction. Property improvements (e.g. structure expansions) associated with the homes could occur in the future. New residences are not expected on Wildcat Pond shorelines, as the F/OS - Forest Open Space District zoning does not generally allow residential development.

The City's Mox Chehalis shoreline jurisdiction does not currently contain any residential development, but is zoned R1-Single Family Residential. According to MMC 17.24.030, up to six dwelling units per acre may be located in this zone. The minimum lot area is 7,200 square feet. Thus, the City's Mox Chehalis shoreline jurisdiction could feature residential uses in the coming years as influenced by market forces.

Application of the SMP: Residential development typically is associated with an increase in impervious surfaces, the potential for water quality contamination, and the disturbance of riparian corridors.

The creation of new residential lots through land division must be designed, configured and developed in a manner that assures that no net loss of ecological functions results from the plat or subdivision at full build-out of all lots (regulation 7.14[2]A). All residential development must result in no net loss of shoreline ecological functions

(regulation 7.14[7]). Residential development must also comply with shoreline buffer and setback provisions (Table B6-1).

4.4.14 Shoreline Habitat & Natural Systems Enhancement Projects

Likelihood of development: Several restoration actions are identified in the Shoreline Restoration Plan (The Watershed Company 2015). These opportunities originated in watershed-scale planning documents and require voluntary actions on the part of the shoreline landowners.

Application of the SMP: Shoreline habitat and natural systems enhancement projects must be carried out in accordance with an approved shoreline restoration plan (regulation 7.15[2]). Projects must be designed using the best available scientific and technical information, and implemented using best management practices (regulation 7.15[3]). Long-term maintenance and monitoring must also be included (regulation 7.15[5]).

4.4.15 Shoreline Stabilization

Likelihood of development: Existing shoreline stabilization at Wildcat Pond is limited to nonexistent. New shoreline stabilization is not anticipated to occur, but could be proposed.

Potential Impacts and Application of the SMP: Shoreline stabilization measures tend to result in the simplification of shoreline habitat complexity and increased flow velocities along the shoreline.

The occurrence of new stabilization measures is limited by regulations that stipulate that new development must be located and designed to avoid the need for future shoreline stabilization, if feasible (regulation 7.16[2]A), and that new stabilization may only be allowed under certain circumstances (regulation 7.16[3]). Soft approaches must be used unless demonstrated not to be sufficient (regulation 7.16[7]A). All proposals for shoreline stabilization structures must not result in a net loss of ecological functions (regulation 7.16[7]C), and must be the minimum size necessary (regulation 7.16[7]B).

4.4.16 Transportation & Parking

Likelihood of development: Shoreline jurisdiction includes right-of-way for State Route 8, Old Sand Creek Road, Heslep Road, and Mox Chehalis Road East. New transportation facilities, such as accessory roads, could be constructed in shoreline jurisdiction;

however, replacement, repair, and maintenance of existing transportation infrastructure are expected to be more common.

Application of the SMP: New transportation and parking facilities are associated with increased stormwater discharge, increased shoreline crossing structures, and riparian disturbance.

The SMP limits development of new transportation facilities and parking areas in shoreline jurisdiction if other options outside of shoreline jurisdiction are available and feasible (regulations 7.17[1]A, [2]B). When new transportation and parking facilities are unavoidable in shoreline jurisdiction, they must be planned, located, and designed to minimize possible adverse effects on unique or fragile shoreline features and maintain no net loss of shoreline ecological functions (regulation 7.17[1]).

4.4.17 Utilities

Likelihood of development: Utilities provisions apply to services and facilities that produce, convey, store, or process power, gas, sewage, communications, oil, waste, and the like. On-site utility features serving a primary use, such as a water, sewer or gas line to a residence, are “accessory utilities” and are considered a part of the primary use.

Public utilities are allowed throughout shoreline jurisdiction under current zoning.

Application of the SMP: Utilities have the potential to disrupt shoreline functions through associated shoreline armoring; the potential for spills or leakage; and disturbance to riparian vegetation.

Transmission facilities (e.g. lines, cables, pipelines) and nonwater-oriented components of production and processing facilities must be located outside of shoreline jurisdiction, where feasible (regulations 7.18[2], [3]). If a shoreline location is necessary, new production and processing facilities require a shoreline conditional use permit; new transmission facilities require a shoreline substantial development permit, unless proposed in or over Wildcat Pond, in which case a shoreline conditional use permit is required (Table 7-1). In order to limit the spatial extent of any impacts from new utilities, they must be located in existing right-of-ways and corridors whenever possible (regulation 7.18[4]). New crossings must usually take the shortest, most direct route feasible (regulation 7.18[5]). Utility projects allowed within shoreline jurisdiction must be designed to achieve no net loss of shoreline ecological function (regulation 7.18[6]), including the requirement that any areas disturbed during construction or maintenance

must be regraded and revegetated to compatibility with the natural terrain (regulation 7.18[7]).

5 NET EFFECT ON ECOLOGICAL FUNCTION

As discussed in Section 2, the extent of the City's shoreline jurisdiction is very limited. Moreover, development in the City's shoreline jurisdiction is very limited. As elaborated on in Subsection 4.4, anticipated future development in the City's shoreline jurisdiction is likely to continue to be limited.

The SMP is expected to maintain existing shoreline functions while accommodating the reasonably foreseeable future shoreline development. As discussed above, major elements of the SMP that ensure no net loss of ecological functions fall into four general categories: 1) shoreline environment designations, which are based on existing shoreline conditions; 2) shoreline critical regulations, which are intended to protect shoreline critical areas in accordance with most current, accurate, and complete scientific and technical information available; 3) mitigation sequencing, which directs applicants to avoid, minimize, and then compensate for unavoidable impacts to shoreline functions; and 4) shoreline use and modification provisions, which ensure that likely development is regulated to avoid a net loss of ecological function.

Other local, state and federal regulations, acting in concert with this SMP, will provide further assurances of maintaining shoreline ecological functions over time.

As part of a comprehensive SMP update, local jurisdictions are required to plan for the restoration of impaired shoreline functions. Such planning "should be designed to achieve overall improvements in shoreline ecological function over time, when compared to the status upon adoption of the master program" (WAC 173-26-201[2][f]). The previously prepared Shoreline Restoration Plan represents an opportunity for voluntary restoration to be implemented over time and result in ongoing improvements to shoreline ecological functions within the City.

In summary, given the provisions described above, implementation of the SMP is anticipated to achieve no net loss of ecological functions in the shoreline in the City of McCleary. Furthermore, voluntary actions identified in the Shoreline Restoration Plan provide the opportunity for McCleary's shorelines to be enhanced and restored in coming years.

6 REFERENCES

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