

## WAC 197-11-960 Environmental checklist.

### ENVIRONMENTAL CHECKLIST

#### *Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

#### *Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

#### *Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

#### A. BACKGROUND

1. Name of proposed project, if applicable:

**City of Shelton Shoreline Master Program Periodic Update**

2. Name of applicant:

City of Shelton Department of Community Development

3. Address and phone number of applicant and contact person:

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4. Date checklist prepared: May 5, 2021

5. Agency requesting checklist: City of Shelton

6. Proposed timing or schedule (including phasing, if applicable): Local Adoption of the Periodic Update is anticipated to be completed by June 2021.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The Shoreline Master Program is designed to regulate development within the identified areas of Shoreline Jurisdiction. Within City Limits this includes portions of Goldsborough Creek and Oakland Bay and all of Goose Lake. The City of Shelton is also pre-designating shorelines within its UGA which include portions of John's Creek, Mill Creek, and Oakland Bay as well as all of Island Lake. Development pursuant to the regulations is almost entirely dependent on private development proposals. The proposed update simply provides amendments to the existing Shoreline Master Program to meet current State guidance.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The City of Shelton and its hired consultant, ESA Associates, prepared an Inventory and Characterization Report (ICR) in July 2011 which was intended to document baseline conditions in the City and its UGA and provide a basis for revising the SMP goals, policies, and regulations. The ICR is intended to help to evaluate existing functions of shoreline resources, and explore opportunities for conservation and restoration of ecological functions. The ICR also attempts to characterize ecosystem wide processes and how those processes relate to shoreline functions. The document takes in a "watershed" or "landscape" scale analysis which attempts to identify ecosystem processes which act to shape the shoreline conditions and to determine which processes have been altered or impaired. The purpose of the ICR is to identify how existing conditions in or near the shoreline have responded to process alterations; and determine the effects of the alteration on shoreline ecological functions. It was not updated as part of this periodic update.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None. However, the Washington State Department of Ecology must approve the Draft Shoreline Master Program (as amended) prior to final adoption by the City of Shelton.

10. List any government approvals or permits that will be needed for your proposal, if known.

The Washington State Department of Ecology must approve the Draft Shoreline Master Program (as amended) prior to final adoption by the City of Shelton.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The City of Shelton proposes a comprehensive update to its Shoreline Master Program(SMP) last updated in 1995.

The City of Shelton is required to update its Shoreline Master Program (SMP) by the end of the calendar year in 2013 (December 31, 2013). According to Senate Bill (SSP 6012), passed by the 2003 Washington State Legislature, cities and counties are required to amend their local SMPs consistent with the Shoreline Management Act (SMA), the Revised Code of Washington (RCW) 90.58, and its implementing guidelines, and Washington Administrative Code (WAC) 173-26. The purpose of the SMP update (as described on Page 1-1 of the Draft document) is to:

1. To guide future development of shorelines in the City in a positive, effective, and equitable manner consistent with the Act.
2. To promote the public health, safety, and general welfare of the community by providing long range, comprehensive policies and effective, reasonable regulations for development and use of the City's shorelines; and
3. To ensure, at a minimum, no net loss of shoreline ecological functions and processes and to plan for restoring shorelines that have been impaired or degraded by adopting and fostering the policy contained in RCW 90.58.020, Legislative Findings for shorelines of the state.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The regulations would apply (once adopted by the City of Shelton and approved by the State Department of Ecology) within identified Shorelines of the State including portions of Oakland Bay and Goldsborough Creek and all of Goose Lake within City limits as well as portions of John's Creek, Mill Creek, Oakland Bay, and all of Island Lake within the Shelton UGA.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other . . . . .The proposed SMP update would apply in all shorelines of the state under City jurisdiction. The topography includes steep slopes (+/- 40%) and flat areas.
- b. What is the steepest slope on the site (approximate percent slope)? +/- 40%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

A wide array of soil types could be encountered in Shoreline Areas within the City of Shelton ranging from fill or “made” land to glacial till and outwash to wetlands and marshy conditions.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **Yes, areas along Goldsborough Creek have evidence of recent slides/unstable soils.**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. **None in connection with the document itself. However, there are specific regulations relating to cut and fill within shoreline jurisdiction.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **The proposal is a non-project action and would not directly result in land clearing and/or erosion. Regulations contained both in the document and pertinent City Codes require BMP’s be installed in connection with all projects to reduce the potential for erosion to occur.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **It varies by project site and Shoreline Environment Designation. Limitations are provided for either directly by the regulations or through other means (such as stormwater control requirements, Critical Areas Ordinance, etc.).**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
**The proposed regulations require demonstration of “no net loss” of ecological function (including erosion) and have specific regulations to address erosion.**
- a. **Air**
- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. **The proposal is a non-project action and would not directly result in emissions to air.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Each project subject to the regulations would be required to meet all state and federal air quality requirements.**

**3. Water**

## a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **Yes. Shorelines of the State included within the scope of the draft document include Goldsborough Creek, Oakland Bay, Mill Creek, John's Creek, Goose Lake, and Island Lake.**
  
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **Yes. The proposed regulations are intended to address many types of development that may occur either within 200 feet of the described waters, in the described waters, or over the described waters.**
  
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **Unknown. Any amount of fill and/or dredge would be project specific. There are specific regulations which address and provide an avenue to review proposals for dredge and/or fill.**
  
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No.**
  
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **Portions of the proposed jurisdictional area lie within the 100-year flood plain.**
  
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No.**

## b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. **Not likely. Project specific actions would be very unlikely to withdraw or discharge water to groundwater as the City of Shelton operates and maintains it's own water and wastewater systems and requires new uses to connect to said facilities.**
  
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **None proposed.**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

Will this water flow into other waters? If so, describe. **Currently, the City of Shelton operates under the 2005 Stormwater Management Manual for Western Washington. All new proposals would be required to demonstrate compliance with the manual, as applicable.**

2) Could waste materials enter ground or surface waters? If so, generally describe. **No. See above.**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **Compliance with applicable lot development regulations, Critical Areas Ordinance, and stormwater conveyance regulations would control surface, ground and runoff water impacts.**

4. **Plants**

a. Check or circle types of vegetation found on the site:

X  deciduous tree: alder, maple, aspen, other

X  evergreen tree: fir, cedar, pine, other

X  shrubs

X  grass

X  pasture

X  crop or grain

X  wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

X  water plants: water lily, eelgrass, milfoil, other

X  other types of vegetation

b. What kind and amount of vegetation will be removed or altered? **All types of vegetation are found within City of Shelton Shoreline jurisdiction. The anticipated amount of vegetation which would be removed or altered is completely project and use driven. The proposed regulations contain requirements for vegetation management, maintenance of ecological function (no net loss), and re-establishment of buffer areas and/or development of mitigation plans where impacts are identified.**

c. List threatened or endangered species known to be on or near the site. **A number of threatened or endangered species could be found in the Shoreline Jurisdiction of the City of Shelton including, but not limited to, Stellar Sea Lion, Orca, Sea Otter, Bald Eagle, Marbled Murrelet, Wester Grebe, Pelican, Chinook Salmon, Chum Salmon, Coho Salmon, and Coastal Cutthroat.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **The proposed regulations require compliance with the City of Shelton Critical Areas Ordinance, contains regulations regarding vegetation management, and native plants are required within all Critical Areas.**

5. **Animals**

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site. A number of threatened or endangered species could be found in the Shoreline Jurisdiction of the City of Shelton including, but not limited to, Stellar Sea Lion, Orca, Sea Otter, Bald Eagle, Marbled Murrelet, Wester Grebe, Pelican, Chinook Salmon, Chum Salmon, Coho Salmon, and Coastal Cutthroat.

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c. Is the site part of a migration route? If so, explain.

Yes, the City of Shelton lies within the Pacific Flyway for migrating birds and all of the jurisdictional waters are migration routes for numerous fishes and marine mammals.

d. Proposed measures to preserve or enhance wildlife, if any: Compliance with the City's SMP and CAO as well as specific development regulations (clearing and grading, stormwater, etc) are applied to projects as necessary. The proposed document also includes provision to achieve no net loss with all future development.

## 6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. The City of Shelton areas of shoreline jurisdiction, generally speaking, have water, sewer, gas, electric, and solar readily available.

b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe. Generally, no.

c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any: The proposed regulations encourage the use of LID technologies in the course of developing plans.

## 7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?  
If so, describe. No.

1) Describe special emergency services that might be required.

The City of Shelton provides police and fire service to all properties within City limits.

2) Proposed measures to reduce or control environmental health hazards, if any:

Mitigation for specific proposals would be implemented if adverse environmental impacts (including health hazards) are identified during project review.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **As a non-project action this proposal would not directly result in noise. Any new development would be subject to the City of Shelton and State of Washington standards relative to noise.**
  
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **None.**
  
- 3) Proposed measures to reduce or control noise impacts, if any: **Not applicable.**

#### 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?  
**The City of Shelton Shoreline Master Program is intended to regulate shoreline uses and developments in a manner consistent with the Act. The City of Shelton shoreline jurisdiction areas contain varied uses from heavy industrial (Simpson Timber) to more natural areas (Conservancy designations on Eagle Point and on the South side of Goldsborough Creek).**
  
- b. Has the site been used for agriculture? If so, describe. **Some areas of current agricultural uses exist within the Shelton UGA shoreline areas (regulated under the Mason County SMP but included in the Shelton Draft Plan for preplanning purposes).**
  
- c. Describe any structures on the site. **Varies dependant on the particular site.**
  
- d. Will any structures be demolished? If so, what? **Varies dependant on the particular site and/or use.**
  
- e. What is the current zoning classification of the site? **The proposed Draft Shoreline Master Program would not change a majority of designates that currently existing within the City's Shoreline Environments. The City of Shelton proposes to establish one new designation (Residential) for Island Lake in the Shelton UGA, designate Goose Lake (currently undesignated) as Urban Multipurpose (no industrial uses allowed), and change two areas along Oakland Bay from Urban Multipurpose to Conservancy. The City has been working with representatives from the Department of Ecology during every step of the update process.**
  
- f. What is the current comprehensive plan designation of the site? **Varies.**
  
- g. If applicable, what is the current shoreline master program designation of the site? **Varies.**
  
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. **Most, if not all, shoreline areas are classified as "environmentally sensitive".**
  
- i. Approximately how many people would reside or work in the completed project? **Unknown.**
  
- j. Approximately how many people would the completed project displace? **Unknown.**



- k. Proposed measures to avoid or reduce displacement impacts, if any: **None required.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Consistency with the City of Shelton Shoreline Master Program is mandatory.**

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Dependant on Shoreline Environment Designation and desire of the applicant.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **Unknown.**
- c. Proposed measures to reduce or control housing impacts, if any: **Provision of appropriate designations and mechanisms to allow for housing development within the shoreline environment.**

**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **Varies by use and environment designation.**
- b. What views in the immediate vicinity would be altered or obstructed? **Unknown at this time.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **The proposed regulations contain requirements for aesthetic impacts and review.**

**11. Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Entirely dependant on use type. The proposed regulations require all new lighting to be fully cutoff style, downcast, and shielded.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **Not if designed appropriately.**
- c. What existing off-site sources of light or glare may affect your proposal? **Unknown.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **The proposed regulations require all new exterior lighting to be fully cutoff style, downcast, and shielded.**

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Currently there are limited opportunities for recreation within the City's Shoreline Environments.**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **No. Established recreational opportunities would be difficult, at best, to eliminate relative to the proposed regulations. The document requires acknowledgement of existing established access and recreation opportunities and requirements to eliminate any impacts and/or mitigate impacts.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **Review of public access and recreation opportunities in connection with project proposals.**

**13. Historic and cultural preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. **Numerous historic places and objects are in and around the Shelton vicinity. They can be attributed to local native tribes or early settlers to the area.**
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **See above.**
- c. Proposed measures to reduce or control impacts, if any: **The proposed regulations require contain requirements for known historical areas and properties as well as provisions for inadvertent discovery.**

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. **Streets exist through Shelton and its Shoreline areas.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **Yes. Mason Transit Authority provides FREE transit within the entire County.**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **Unknown.**
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). **Due to the developed nature of Shelton's shorelines new roads or streets aren't as likely as new driveways to get to existing streets.**

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **Sometimes yes.**
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. **Varies.**
- g. Proposed measures to reduce or control transportation impacts, if any: **The City of Shelton reviews each development proposal for potential impacts. The City of Shelton has also implemented a Traffic Impact Fee (TIF) to aid in offsetting future traffic network capacity projects.**

**15. Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. **Potentially. Each development proposal is reviewed for potential impacts on fire, police, healthcare, schools, etc as applicable. In some instances (subdivisions being an example) School Impact Fees have been applied to project to offset impacts to schools (as an example).**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **See item 15a, above.**

**16. Utilities**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. **All types of utilities are available and possible for projects within the City and its UGA.**
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **Unknown at this time.**

**C. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Date Submitted:

## D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Any development proposal, arguably, could have the ability to increase discharges to water, air, or release toxic substances or produce noise (actually, to some degree, all projects do). The City of Shelton Shoreline Master Program (Draft) would apply to a very small subset of properties within City jurisdiction. The regulations are geared towards, at a minimum, maintaining ecological functions and attainment of “no net loss” of ecological function on a project level. This is achieved through appropriate quantification of existing conditions on a project site, evaluation of the potential impacts of a specific project, and application of appropriate mitigation, as necessary, to demonstrate no net loss. The most applicable City regulations would include the SMP itself, the City’s CAO, the application of stormwater regulations, as well as the City’s landscaping standards in connection with every project.

Proposed measures to avoid or reduce such increases are: **See above.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Development typically includes grading that can remove vegetation adjacent to water ways. Inappropriate revegetation can also have negative impacts on native riparian corridors (note the abundance of English ivy in the riparian corridors of the City of Shelton due to property owners introduction of the plant (we think) in the 1940’s as a “stabilization” measure). Further, runoff from development can impact fish and marine life through introduction of chemicals or heating of the water (through contact with hot impervious surfaces) which can have a large cumulative impact on the critters.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Application of the City’s Critical Areas Ordinance is the primary driver in conservation of plants, animals, fish, and marine life. However, the City’s stormwater regulations and the general regulations proposed in the SMP update would offer additional protections.

4. How would the proposal be likely to deplete energy or natural resources?

Depletion of energy and/or natural resources is not anticipated to be much of an issue in connection with implementation of the SMP.

Proposed measures to protect or conserve energy and natural resources are:

Compliance with applicable energy (building) codes and application of the City's Critical Areas Ordinance.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Development can impact environmentally sensitive areas through direct impacts such as land clearing, removal of native vegetation, rerouting natural water courses, filling of wetlands, filling of floodplains, etc. Development can have indirect impacts through the decrease of time of concentration of stormwater, increase in pollutants in stormwater, introduction of invasive species, increase in ambient light (at night) in riparian areas and waterways, increase in noise and vibration that can impact aquatic and terrestrial organisms, etc.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Compliance with the City of Shelton Critical Areas Ordinance, Stormwater Regulations, Vegetation Management Regulations (in the proposed SMP), and Landscaping Standards are mandatory for all new projects within City limits.

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5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed Shoreline Master Program was developed utilizing guidance provided by the State Department of Ecology. As such, the proposed SMP is intended to be fully compliant with the Shoreline Management Act (RCW 90.58.080). The proposed document formally incorporates the City of Shelton Critical Areas Ordinance as codified in Chapter 21.64 of the Shelton Municipal Code.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The proposed regulations incorporate requirements for vegetation management, critical areas, land cover, use types, views, aesthetics, public access, and incorporate the requirement for projects to demonstrate "no net loss" of ecological function. Compliance with these regulations is anticipated to avoid and/or reduce shoreline land use impacts.

5. How would the proposal be likely to increase demands on transportation or public services and utilities?

It is not anticipated that the proposal would increase demands on transportation or public services per se as all identified lands are currently within the City of Shelton and/or its UGA and have water, sewer, and transit readily available. Further, all locations covered in the plan are currently zoned by the City and/or Mason County for different types of development.

Proposed measures to reduce or respond to such demand(s) are: Each development proposal is reviewed for potential impacts on transportation facilities (including pedestrians and bicycles) as well as all utilities. Generally speaking, the City of Shelton currently has facilities fees and charges that are intended to cover increased demands on utilities and allow for expansion of the system over time to accommodate growth.

6. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed regulations were developed with every intent of being fully compliant with all local, state, and federal requirements for protection of the environment.