

City of Long Beach
Shoreline Master Program (SMP) Amendment
Joint Hearing and Comment Period
Determination of Nonsignificance (DNS) and
Department of Commerce 60-Day Review

Description of proposal:

The City of Long Beach is proposing an amendment to its Shoreline Master Program. This amendment would allow for residential uses in the shoreline jurisdiction with the approval of a conditional use permit. There is also a clarifying sentence added to section 5.3.4 Development Regulations.

Proponent and Lead Agency: City of Long Beach

Location of proposal: This SMP Update applies to the jurisdictional shoreline of the City of Long Beach, Washington, which includes the following:

1. 200 feet upland from the ordinary high-water mark of the Pacific Ocean and all tidally influenced wetlands.
2. The Pacific Ocean for three nautical miles west of the ordinary high-water mark.

Threshold Decision: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after reviewing a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. Copies of the SMP are available for the public to review at the Long Beach City Hall or on-line at: <https://longbeachwa.gov/smp-update-2023/>

Comment Period: The public may comment in writing through November 17th, 2023. Please mail or email your written comments to:

Ariel Smith, Director
Department of Community Development
City of Long Beach
PO Box 310
Long Beach, WA 98631
planner@longbeachwa.gov

Public Hearing: The Long Beach Planning Commission will hold a public hearing on November 14th, 2023 at or around 6:00pm. This will be a hybrid hearing, both in-person and virtual. Zoom: Meeting ID: 873 5131 2313 Passcode: 12345678

Responsible official: Ariel Smith

Position/title: Director, Department of Community Development

Phone: (360) 642-4421

Address: PO Box 310, 115 West Bolstad, Long Beach WA 98631

Date: September 22, 2023

(Publish in Chinook Observer – October 4 & 11, 2023 Edition)



**City of Long Beach
Shoreline Master Program Environmental Checklist**

A. Background

1. Name of proposed project, if applicable:

City of Long Beach Shoreline Master Program (SMP) Amendment (2023)

2. Name of applicant:

City of Long Beach

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

Ariel Smith, City Planner
P.O. Box 310
115 Bolstad Avenue W
Long Beach, WA 98631
Phone: 360-642-4421 | Fax: 360-642-8841

4. Date checklist prepared:

September 22, 2023

5. Agency requesting checklist:

City of Long Beach

6. Proposed timing or schedule (including phasing, if applicable):

Anticipated adoption Spring 2024

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

The city will need to conduct a periodic review every eight years per RCW 90.58.080.

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

The city issued a Determination of Nonsignificance on the current SMP on June 1, 2016 for the adoption of 2017 SMP. Also available: Final Inventory and Characterization Report: Long Beach Shoreline Master Program Update (City of Long Beach, February 2015); Final Restoration Plan: Long Beach Shoreline Master Program Update. (City of Long Beach, May 2015). There was also a DNS submitted 2/4/2022 for the Periodic Review.

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.

This is a nonproject action. The city has submitted the SMP for its 60-day review period pursuant to RCW 36.70A.106.

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

Approval of the SMP by the Department of Ecology and adoption of the SMP by the Long Beach City Council.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

The City of Long Beach is proposing an amendment to its Shoreline Master Program. This amendment would allow for residential uses in the shoreline jurisdiction with the approval of a conditional use permit. There is also a clarifying sentence added to section 5.3.4 Development Regulations.

A. Background

12. Location of the proposal.

This SMP Update applies to the jurisdictional shoreline of the City of Long Beach, Washington, which includes the following:

1. From west to east: The Pacific Ocean and ocean beach/dune from three (3) nautical miles west of the ordinary high water mark (OHWM) of the Pacific Ocean to two 200 feet east of the OHWM, plus interdunal wetlands located west of the 1889 Government Meander Line.
2. From north to south: The Long Beach, Washington north and south City limits, extended three (3) miles westward.

B. Environmental Elements

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . .**

The location of the planning area consists of relatively flat, sandy coastal dune system

- b. What is the steepest slope on the site (approximate percent slope)?**

The potentially affected geographic area is generally flat to gently sloping, with two parallel rolling dunes located approximately 2,500 feet apart, and a few limited areas of steeper slopes where a dune has been cut for road construction.

- 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.**

The potentially affected geographic area is seafloor on the water side and generally sandy beach, dune land, and Westport fine sand on the land side.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Unreinforced dune cuts have the potential for instability. However, the side slopes of most dune cuts have been reinforced.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

There is no filling or grading associated with the adoption of the SMP.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

No, the Shoreline Environment Designation (SED) is conservancy and limits any clearing, construction, or use.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

None.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

None. The Shoreline Environment Designation (SED) is conservancy and limits any clearing, construction, or use.

2. 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.**

Combustion engines from cars and vessels may occur within the planning area; quantities are unknown.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

None.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Existing City of Long Beach codes and the regulatory authority of the Olympic Region Clear Air Agency (ORCAA) will control or minimize future emissions.

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.**

The city's shoreline jurisdiction includes the Pacific Ocean west for three NM, the ocean beach 200 feet upland of the OHWM, and all tidally influenced wetlands.

- 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.**

Future development may happen in the Aquatic SED – Pacific Ocean.

- 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.**

Not applicable; this is nonproject action.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

Not applicable; this is nonproject action.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No. Portions of the jurisdictional shoreline lie within the VE zone (subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action) with a base flood elevation of 19 feet.

- 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.**

Not applicable; this is nonproject action.

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 applicable; this is nonproject action

- 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.**

Not applicable; this is nonproject action.

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.**

Stormwater management in the city relies on a system of open ditches and a stormwater management system. The system conveys stormwater into the Pacific Ocean and the South Main drainage ditch which also flows into the Pacific Ocean.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The city's critical areas regulations has requirements to protect both surface and groundwater. The SMP adopts by reference the critical areas ordinance to ensure no net loss of shoreline ecological functions.

4. Plants

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

- Deciduous tree: alder, maple, aspen, other
- Evergreen tree: fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain
- Wet soil plants: cattail, buttercup, rush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation:

The potentially affected geographic area includes large expanses of dune grasses, both native and invasive, shore pine forests, and wetlands and their associated vegetation.

b. What kind and amount of vegetation will be removed or altered?

None; this is a nonproject action.

c. List threatened or endangered species known to be on or near the site.

None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The city's critical areas regulation includes protective measures of native plants. The SMP includes measures to manage dune vegetation, with the purposes of increasing biological diversity, reducing fire load, and eliminating large predator habitat. It also includes measures that would lead to restoration of impaired functions that may include vegetation. Project-specific environmental impact disclosure and mitigation may occur by applicants as part of future development or restoration proposals.

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: waterfowl
- mammals: deer, bear, elk, beaver, other: marine mammals
- fish: bass, salmon, trout, herring, shellfish, other: wide array of ocean fish species

b. List any threatened or endangered species known to be on or near the site.

The following state- or federally- listed special status species may occur or migrate through the ocean portion of the city's shoreline jurisdiction: bull trout, Chinook salmon, fall chum salmon, Coho salmon, eulochan, green sturgeon, sockeye salmon, and steelhead trout.

Additionally, bald eagle (*Haliaeetus leucocephalus*) are known to roost and forage in the landside portion of the City's shoreline jurisdiction. Bald eagle is listed as a Sensitive Species by the State of Washington.

Occasionally special status green sea turtles (*Chelonia mydas*) stray into the City's shoreline jurisdiction, although this species is not known to regularly occur there.

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

The Pacific Ocean is a major migratory route for a wide variety of vertebrate and invertebrate species.

d. Proposed measures to preserve or enhance wildlife, if any:

The Comprehensive Plan and the Shoreline Master Program (adopted by reference) provides goals and strategies for establishing and updating critical area protection regulations that protect wildlife and their habitats.

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.

None; this is a nonproject action.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

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:

None, this amendment does not address energy conservation.

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 any known or possible contamination at the site from present or past uses.

No contamination is known to exist in the City's shoreline jurisdiction.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Ocean vessels carry varying quantities of existing hazardous chemicals that could affect the shoreline environment.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project:

None; this is a nonproject action.

4) Describe special emergency services that might be required:

Any future spill by vessels may require specialized environmental recovery services.

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

The City's critical areas regulations include protection standards for environmental health. The SMP includes measures to avoid or minimize impacts to the shoreline area and to its critical areas. The SMP also emphasizes avoidance of impacts, including those to environmental health. Project-specific environmental impact disclosure and mitigation may occur by applicants as part of future development or restoration proposals.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

- 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.**

Limited automobile beach traffic may create short-term noise.

- 3) Proposed measures to reduce or control noise impacts, if any:**

Existing city codes have requirements for reducing or controlling noise impacts.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?**

The area within the jurisdiction of the SMP consists of undeveloped beach, intertidal wetlands, and ocean waters. The main uses are fish and wildlife habitat and human recreation not reliant on structures. Recreational access points include unimproved roads cut through the beach dunes.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe.**

No.

- c. Describe any structures on the site.**

None.

- d. Will any structures be demolished? If so, what?**

There is no proposed demolition of structures proposed in the SMP.

- e. What is the current zoning classification of the site?**

Most of the shoreline jurisdiction is within Shoreline Conservancy. Intertidal wetlands are located in the following zoning districts:

- S1 Shoreline Single Family Residential
- S2 Shoreline Multi-family Residential
- S3 Shoreline Resort
- S3R Shoreline Resort Restricted
- S3M Shoreline Resort Mixed Use

While the Pacific Ocean fall within the jurisdiction of the SMP, it is outside of the city's limits and has no zoning district designation.

- f. What is the current comprehensive plan designation of the site?**

The future land use map in the Comprehensive Plan provides for a range of designations for residential, commercial, open space, and public/semi-public uses.

- g. If applicable, what is the current shoreline master program designation of the site?**

The designation for upland shorelines is Conservancy and the Pacific Ocean is Aquatic.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**

The city has designated critical areas within the boundaries that include wetlands, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas. While the city is an aquifer recharge area, it does not rely on groundwater for a potable water supply.

- i. Approximately how many people would reside or work in the completed project?**

There will be no resident population within SMP jurisdiction.

- j. Approximately how many people would the completed project displace?**

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any:**

None.

I. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The goals and strategies in the Comprehensive Plan and the SMP guide future development for all land uses, housing, public facilities and services, utilities, and transportation in the city. The plan is consistent with the Growth Management Act, the Pacific County Countywide Planning Policies, and other state, county, and regional planning requirements. However, no future development is anticipated on upland areas within SMP jurisdiction. Ocean structures and uses must be consistent with the provisions within the SMP, which conform to Ocean Resources Management Act (ORMA).

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Unknown.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

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?

These regulations would revert to the zones design review process.

b. What views in the immediate vicinity would be altered or obstructed?

None within SMP jurisdiction.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The Comprehensive Plan adopts by reference the City of Long Beach Design Guidelines (2012) and the zoning ordinance limits building heights by district for those properties outside of SMP jurisdiction.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No light or glare will result from implementation of the SMP.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

There are many and varied recreational opportunities in and near the potentially affected geographic area. The ocean and beach are used for walking (or driving), viewing/contemplation, fishing/shellfishing, kite flying, festivals, wildlife watching, horseback riding, etc..

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

SMP goals, strategies and regulations gives preference for public access and recreation. The State of Washington Long Beach Areas Parks Management Plan protects those recreational resources along the ocean beaches and dunes west of the Seashore Conservation Line.

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.

The Department of Archaeology and Historic Preservation WISAARD system shows no places or objects known to be on a register.

b. Are there any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

No.

c. Proposed measures to reduce or control impacts, if any:

None.

d. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site.:

Tribal contacts are included in the City's distribution lists for the SMP and related documents.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

While no known resources occur in the City's jurisdictional shoreline, the SMP includes goals and implementing strategies intended to avoid impacts to nearby historic resources. Project-specific environmental impact disclosure and mitigation may occur by applicants as part of future development or restoration proposals.

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.

The ocean beach is currently served by two beach approaches, one at Sid Snyder Drive West and one at Bolstad Street West. They are both in downtown Long Beach. In or near the shoreline area, they are connected to one another by the ocean beach, the City's boardwalk, and the Discovery Trail. A bit further east, they are connected by Ocean Beach Boulevard, and then by State Route 103. Sid Snyder has sidewalks, and Bolstad has a non-motorized trail separated from the vehicle route. There are more than a dozen "informal" beach approaches that are either mown fire trails or just casual trails through the dune that connect Ocean beach Boulevard to the ocean beach. These informal beach access points are not signed, and each is approximately 2,300 feet east to west. More formal spurs occur at the trail head for the Discovery Trail at 26th Street Northwest, and at 16th Street NW, the two beach approaches, and at 17th Street Southwest.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

There is no transit available within SMP jurisdiction. Transit service is available along State Route 103 approximately one-half mile away.

c. How many parking spaces would the completed project have? How many would the project eliminate?

None. Parking is not an allowed use within SMP jurisdiction.

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).

No.

- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Commercial and recreational vessel traffic will transverse the Aquatic SED.

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Unknown.

- g. **Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area?**

No.

- h. **Proposed measures to reduce or control transportation impacts, if any:**

The SMP provides regulatory provisions for Ocean Transportation.

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.**

The SMP is not expected to increase the need for public services in the City of Long Beach beyond that already planned for and evaluated in the Comprehensive Plan.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

No impacts related to public services have been identified, and therefore no mitigation measures are proposed.

16. Utilities

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.** None.

- 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.**

None.

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: September 22, 2023

D. Supplemental Sheet for Non-Project Actions

- 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?**

Although there likely will be little to no development within SMP jurisdiction, any discharge to water, emissions to the air, noise, or potential release of toxic or hazardous substances would be transitory or accidental, likely related to vessel traffic in the Pacific Ocean .

Proposed measures to avoid or reduce such increases are:

The SMP contains goals, strategies, and regulations for activities within the ocean environment. Future ocean environment projects will undergo environmental analysis to ensure avoidance of these impacts.

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

Future development consistent with the SMP likely will not negatively impact plants, animals, fish, or marine life.

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

The SMP contains goals strategies, and regulations that protect species from development impacts to ensure no net loss of shoreline and aquatic ecological function.

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

The proposal will not significantly deplete energy or natural resources at a rate beyond existing consumption levels.

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

The SMP contains provisions related to managing ocean resources, specifically as ocean energy, mining, and fisheries.

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?

The intent of the SMP is to regulate future development to limit or mitigate any impacts to environmentally sensitive areas or other areas designated for governmental protection.

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

The SMP, along with the incorporated critical areas regulations, has been prepared to meet a standard of "no net loss" of ecological and shoreline functions, which is required by WAC 173-26. The SMP also includes regulations relating to protection of ocean resources.

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 purpose of the SMP is to regulate development within its jurisdiction to assure compatibility of existing and future uses with the shoreline environment.

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

The SMP achieve this through goals, strategies, and regulations related to allowed water-oriented uses in the shoreline and ocean environment consistent with Chapters 90.58 RCW and 173-26 WAC. All future development must be consistent with the SMP.

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

The SMP likely will not increase demands on transportation or public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

The amount of development allowed within the Conservancy SED will not generate increased demand on transportation or public services and utilities. It is more difficult to predict future development demand for transportation or public services and utilities in the Aquatic (ocean) SED. However, the SMP does adopt ocean-oriented strategies and regulations for preventing or mitigating any potential impacts to transportation, services, and utilities.

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

The SMP Revision will undergo review by state agencies to ensure there is no conflict with state and federal laws. The City of Long Beach has reviewed the SMP to ensure consistency with other municipal plans, policies, and regulations, including the critical areas regulations.