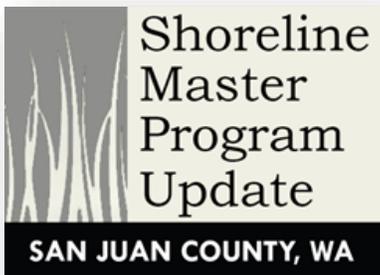


EXHIBIT A

COMPREHENSIVE PLAN SECTION B, ELEMENT 3

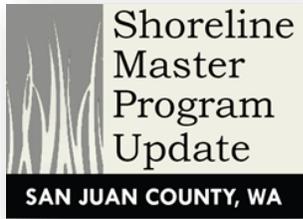


SHORELINE MASTER PROGRAM (Goals and Policies)

April 5, 2016

September 19, 2017

"Our islands have exceptional natural beauty and healthy diverse ecosystems surrounded by pollution-free marine waters. . . . As careful stewards of these islands, we conserve resources, preserve open space, and take appropriate action to assure healthy land and marine environments. . . . The unique character of our shorelines is protected by encouraging uses which maintain or enhance the quality of the shoreline environment."



ELEMENT 3

SHORELINE MASTER PROGRAM

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3.1 INTRODUCTION

This Shoreline Master Program (SMP) provides goals and policies additional to those of other sections of this Comprehensive Plan. It applies to all shorelines of the state, which include; freshwater lakes 20 acres or larger; Briggs Dream, Sportsman, Trout, Zylstra, Mountain, Martin (Diamond), Cascade, Hummel, Spencer and Horseshoe, Woods reservoir, all marine water areas, and the area 200 feet landward from the Ordinary High Water Mark (OHWM). It is the intent of this SMP to implement the Shoreline Management Act (SMA)(RCW 90.58), by managing the use and development of the shoreline jurisdiction of San Juan County, giving preference to water-dependent and water-related uses and encouraging shoreline development and use to occur in harmony with natural conditions. Uses that result in long-term over short-term benefits are preferred.

This element is composed of five sections: 1) an introduction; 2) overall goals and policies, which are the foundation of the SMP and set the priorities and tone of the whole element; 3) the shoreline designations section, which identifies and characterizes different shoreline designations; 4) policies that apply to specific uses of the shoreline; and, 5) shoreline modification policies, which applies to structural and non-structural modification activities on the shoreline.

Per Revised Code of Washington (RCW) 36.70A.480, the goals and policies of the Shoreline Management Act (SMA) as set forth in RCW 90.58.020 are included as one of the goals of this chapter as set forth in RCW 36.70A.020 without creating an order of priority among the fourteen combined goals of Growth Management Act and SMA.

3.1.A Relationship of this Element to the Unified Development Code

The shoreline regulations which implement the goals and policies of this element are contained in Chapter 18.50 of the Unified Development Code (UDC). Chapter 18.50 SJCC is essentially Part 2 of the County's SMP with this element of the Comprehensive Plan being Part 1. Except where otherwise stated, the SMP applicability is coterminous with areas shown on the San Juan County Comprehensive Plan Land Use and SMP Map.

3.2 OVERALL GOALS AND POLICIES

This section addresses eleven (11) general subjects: Shoreline Use; Economic Development; Critical Areas; Public Access; Clearing, Grading and Vegetation Management; Prevention and Mitigation of Adverse Impacts; Historic and Archaeological Resources; Shorelines of Statewide Significance; Signs; Flood Hazard Reduction and Administration.

3.2.A Shoreline Use

Goal:

To assure protection of the unique character of San Juan County with its many islands while providing for uses of the shorelines which do not needlessly diminish the quality of the shoreline environment by reserving shoreline areas for water-oriented uses and discouraging non-water-oriented uses other than single-family residential uses, and to assure the optimum opportunity for participation by County residents in the decision making processes that may affect that character.

Policies:

1. Foster uses which protect the potential long-term benefits to the public against compromise for reasons of short-term economic gain or convenience.
2. Allow only uses which would not adversely alter the shoreline, or conflict with or preempt water-dependent uses.

3. Accommodate preferred shoreline uses (water-dependent, water-related, and water-enjoyment uses and single-family residential uses) while protecting and preserving shoreline resources and avoiding hazardous or critical areas without significant economic impact.
4. Encourage studies of shoreline systems in order to provide a continuously updated information base against which the impact of any proposed shoreline use can be measured.
5. Restrict over-water development to those uses which are water-dependent.
6. Recognize the unique suitability of certain areas to accommodate preferred shoreline uses such as marinas, docks, deep water ports, boat ramps, barge landing sites, and log dumps.
7. Ensure all shoreline uses conform to the applicable policies of this SMP and to the goals and policies of other elements in the Comprehensive Plan.
8. Ensure the location, design and operation of all developments are consistent with the purpose of the shoreline designation in which they are allowed.
9. Ensure that the location, density, configuration, setback, and other aspects of all shoreline developments are appropriate to the site and vicinity and respond to the physical limitations of the site.
10. Encourage redevelopment and renewal of obsolete urban shoreline development or structures in order to make maximum use of the available shoreline resource and to accommodate future water-dependent uses.

3.2.B Economic Development

Goals:

1. To acknowledge the critical importance of a balanced and diversified local economy for the long range well-being of the island communities and to allow those economic activities that enhance the physical and social qualities of island life which result in the least possible adverse effects to the shoreline ecological functions and surrounding environment.
2. To promote the long term economic viability of the County by protecting its unique rural character, scenery and ecology.
3. To encourage the development of new marine facilities and to support expansion of existing marine facilities.

Policies:

1. Locate commercial and industrial shoreline uses in and/or near already established commercial and industrial areas and prevent the random scattering of such uses and the premature location of such uses in undeveloped areas.
2. Restrict commercial and industrial development on the shorelines to developments and activities which are compatible with the natural systems of the County and its surrounding water resources.
3. Require that development and use of public lands conforms to the same limitations and standards imposed on development and use of private lands.
4. Require anyone who seeks to establish a commercial or industrial activity within any shoreline area to bear the burden of demonstrating that the activity is water-dependent or water-related and that upland areas are not feasible for the proposed use.
5. Prohibit the installation of underwater cross-Sound oil and natural gas pipelines and on-shore or over-water facilities for the refining of oil and natural gas.

6. Provide for commercial and industrial activities within activity centers that are consistent with the underlying and adjacent land-use designations and with the policies of the Shoreline Management Act.

3.2.C Critical Areas

Critical areas are areas within San Juan County that are important to the healthy function of natural ecosystems, as well as areas that can be hazardous to people and their property. Critical areas include wetlands, fish and wildlife habitat conservation areas, critical aquifer recharge areas, geologically hazardous areas, and frequently flooded areas. In the shoreline, critical areas also include critical saltwater habitats (all kelp beds, eelgrass beds, spawning and holding areas for forage fish such as herring, smelt and sandlance; subsistence, commercial, and recreational shellfish beds; mudflats; intertidal habitats with vascular plants; as well as all areas and habitats where priority species have a primary association).

WAC 173-26-186 (8)(b) directs the County to identify, protect and ensure that there will be no net loss of ecological functions of shoreline critical areas:

Goals:

1. Protect the functions of shoreline critical areas, giving special consideration to anadromous (migratory) fish.
2. Protect shoreline critical area functions while allowing for the use of property to the greatest extent possible.
3. Establish shoreline critical area requirements that are balanced and related to impacts.
4. Establish funding mechanisms to support shoreline critical area protection programs including funding for voluntary measures such as education, technical assistance, and cost share programs.
5. Protect the quality and quantity of groundwater.

Policies:

1. To the extent possible, protect areas with unique and/or fragile geological or biological characteristics, from incompatible physical public access (*e.g.*, wetlands, dunes, unstable bluffs, shoregrass, etc.).
2. Encourage the restoration of shorelines degraded by manmade causes or for the purpose of habitat enhancement. Restoration actions should use, where appropriate, techniques to arrest the processes of erosion and sedimentation.
3. Adopt policies and regulations that are designed to protect functions of all geologically-hazardous, frequently flooded, critical aquifer recharge, wetlands, fish and wildlife habitat conservation and critical saltwater habitat areas.
4. Develop voluntary and incentive-based programs to protect the overall functions of critical areas. Voluntary actions may include education, technical assistance, water conservation, stewardship programs, implementation of best management practices, and restoration activities. One purpose of these programs is to mitigate impacts resulting from authorized exemptions and exceptions.
5. Manage and mitigate the impacts of land use and development onsite when possible.
6. Review Land Bank and other properties for potential mitigation bank development opportunities. The review should be sufficiently detailed to identify projects, estimated costs and shoreline ecological function credit metrics.
7. To the extent possible, adopt flexible protection standards that vary based on site characteristics.
8. Encourage the installation of water catchment systems.

9. Implement applicable provisions of adopted Salmon Recovery and Marine Area Stewardship Plans, giving special consideration to anadromous fish.
10. Include provisions for shoreline variances and nonconforming uses in any regulations.
11. Regulate those uses that could potentially have a negative impact on groundwater quality.

3.2.C.i Critical aquifer recharge areas.

Goal:

Protect the quality and quantity of groundwater.

Policies:

1. Designate and classify those areas which have the characteristics of critical aquifer recharge areas.
2. Within critical aquifer recharge areas, regulate those uses which could potentially have a significant negative impact on groundwater quality and/or quantity. Such uses include, but are not limited to, underground hazardous materials storage tanks, facilities which use or store significant amounts of hazardous materials or wastes, large on-site sewage disposal systems, petroleum pipelines, landfills, and surface mining operations.

3.2.C.ii Fish and wildlife habitat conservation areas.

Goals:

1. To protect the ecological functions of fish and wildlife habitat conservation areas including critical saltwater habitats.
2. Within and adjacent to areas of special flood hazard, protect and restore habitat for salmon listed as endangered, threatened or sensitive.

Policies:

1. Designate and classify fish and wildlife habitat conservation areas in accordance with WAC 173-26-221(2) and WAC 365-190-130 based on type, State or Federal status, association with priority species, or species of local concern.
2. Establish standards including buffers, timing restrictions, and site specific habitat management plans based on the classification of the habitat area and the potential impact of a proposed use on the affected habitat.
3. Use the Washington Department of Natural Resources stream typing system.
4. Update clearing, grading and stormwater management regulations that protect water quality, water quantity, and fish and wildlife habitat from short term and long term impacts of land use and development.

3.2.C.iii Frequently flooded areas.

Goal:

Protect the public health, safety, and general welfare, and minimize public and private losses due to flooding.

Policies:

1. Protect the important hydrologic role of frequently flooded areas by designating those areas subject to frequent flooding or coastal inundation as special flood hazards. At a minimum, designate and protect the 100-year area of special flood hazard as defined and mapped by the Federal Emergency Management Agency.

2. Prevent or mitigate the impacts of development which may result in hazards to persons or property, or harm to hydrologic functions.
3. Minimize expenditures of public money for costly flood control projects and minimize the need for rescue and relief efforts associated with flooding.

3.2.C.iv Geologically hazardous areas.

Goal:

Protect the public health, safety and welfare from threats from incompatible commercial, residential, institutional or industrial development sited in geologically hazardous areas.

Policies:

1. Designate geologically hazardous areas in accordance with WAC 365-190-080(4) using maps and performance standards.
2. Designate and classify areas on which development should be prohibited, restricted, or otherwise controlled because of danger from geological hazards based on the level of hazard or risk.
3. Require that significant geological impacts resulting from development are either mitigated or avoided within geologically hazardous areas.

3.2.C.v Wetlands.

Goal:

Protect wetlands from a net loss in functions and values.

Policies:

1. Designate, classify, and regulate wetlands based on wetland functions and values.
2. Establish standards for wetland protection including use limitations and buffers based on the classification of the wetland and the potential impact of a proposed use on the wetland.
3. Establish a mitigation sequence which includes, in order of priority, avoiding, minimizing or compensating for adverse impacts to regulated wetlands and/or their buffers.
4. Delineate wetlands consistent with SJCC Chapter 18.35 and any other applicable State and Federal standards.
5. Establish methodologies which provide for compatible agricultural use of wetlands and their buffers.

3.2.D Public Access

Goals:

1. To assure safe, convenient and diversified access for the public along public shorelines, and to assure that the intrusions created by public access will not endanger the quality of life or property of island residents, or have adverse effects on fragile ecological functions of the shoreline's natural features.
2. Where appropriate, utilize public access plans developed and adopted through a subarea planning process.

Policies:

1. Provide, protect and enhance opportunities for the public to enjoy the shoreline by acquisition through purchase, donation, or other agreement, or by requiring the provision of physical or visual

access from uplands to the water. Use public access in a manner consistent with the natural shoreline character, private property rights, and public safety.

2. Encourage public agencies to provide public access.
3. Recognize the natural limitations and characteristics of each island and consider resident preferences in determining public access routes and areas on each island.
4. Utilize the public access plan for Eastsound, consistent with the Eastsound Subarea Plan, that was developed by the County in cooperation with waterfront property owners and was adopted as part of this Master Program for the Village Commercial waterfront.
5. Provide overland public access only to those public tidelands which abut publicly owned uplands, or where the public tidelands are separated from the private uplands by some natural barrier. Water access to public tidelands should be protected.
6. Public access to public shorelines should be appropriately marked. There should be a physical separation or other means of clearly delineating public and private space in order to avoid unnecessary user conflict.
7. Design public access to provide for public safety and require buffers between public access areas and adjacent private property to minimize potential negative impacts to private property and individual privacy.
8. Preserve, maintain, and enhance the scenic qualities and public access afforded by shoreline-e County road ends, public utilities and rights-of-way.
9. Develop guidelines for the preservation and/or enhancement of scenic views and vistas.
10. Promote and develop ADA compliant public access.
11. Promote the use of County road ends to provide public access to the shoreline and to enhance the use of marine facilities.

3.2.E Clearing, Grading and Vegetation Management

Goal:

To advance the policies of the SMA, protect shoreline ecological functions, provide a framework for responsible shoreline development, and regulate clearing and grading activities that impacts shoreline resources.

Policies:

1. Limit clearing and grading to the minimum necessary to accommodate shoreline development and minimize adverse impacts to existing shoreline ecological functions, vegetation, water quality and wildlife habitat by means such as site planning, bank stabilization and erosion, sedimentation and drainage control.
2. Design clearing and grading activities to conserve the density and quality of vegetation, as well as natural diversity in species, and age of trees.

3.2.F Prevention and Mitigation of Adverse Impacts

Goals:

1. Through strict adherence to the regulations, policies, goals and permitting procedures contained in the SMP, the County will assure the preservation of scenic and other non-renewable natural

resources and assure the conservation of renewable natural resources for the benefit of existing and future generations.

2. To achieve no net loss of shoreline ecological functions through incentives, protections, responsible development standards, and mitigation actions.

Policies:

1. Subject projects that cannot meet the critical area protections to a rigorous mitigation sequencing analysis.
2. Require sufficient mitigation to offset expected degradation of shoreline ecological functions.
3. Require shoreline development to be located, constructed and managed in a manner that is consistent with the protection of shoreline ecological functions.
4. Preserve, reclaim, rehabilitate, and where possible, enhance unusual, fragile shoreline ecological functions, scenic aspects, and of non-renewable natural resources.
5. Require that shoreline use and development minimize erosion, siltation, and interference with the natural shoreline geophysical processes. Natural, dynamic processes of shoreline formation and change should not be interfered with except for urgent reasons of public necessity or benefit.
6. Require waste disposal facilities of approved design and sufficient capacity to prevent any adverse environmental impacts on water quality for shoreline uses that generate sewage or other wastes.
7. Preservation of scenic views, open space and vistas should be encouraged.
8. Require compliance with RCW 28B.20.320 regarding the gathering of marine biological materials from the San Juan County marine biological preserve.
9. Consider freshwater along the shoreline a renewable resource of critical importance and control its use to prevent the intrusion or spread of salt water into vital aquifers and stream beds.
10. Encourage and accept appropriate conservation easements on the shoreline.
11. Recognize the importance of solar, wind, hydro and other energy resources and allow for them in new land divisions and non-exempt developments.
12. Minimize vegetation removal as part of all development projects.
13. Require commercial timber harvesting within the shoreline area to conform with the requirements of Chapter 76.09 RCW, Forest Practices.
14. Regulate the use of natural resources to preserve the quality of the shoreline environment.

3.2.G Historic and Archaeological Resources

Goal:

To recognize, protect and respect the artifacts left behind by previous generations of islanders for their intrinsic archaeological, educational, historical or scientific value.

Policies:

1. Consult with the State Office of Archaeology and Historic Preservation and professional archaeologists to identify areas containing potentially valuable archaeological resources and to establish procedures for protecting the site.
2. Protect areas with identified archaeological, historical, educational or scientific value from incompatible encroachment.

3. Protect areas of potentially significant archaeological, historical, educational, or scientific value uncovered during excavation by stopping further work until they can be examined by the appropriate authorities.
4. Acquire historic/archaeological resource sites, where feasible, through purchase or gift, in order to insure their protection and preservation.

3.2.H Shorelines of Statewide Significance

Introduction:

The legislature designates shorelines of statewide significance (RCW 90.58.030 (2)(f)(iii)). The guidelines of the Shoreline Management Act establish a number of policies which are to govern the use of shorelines of statewide significance (WAC 173-26-181). The intent of this section is to incorporate these policies into the SMP to be consistent with state law.

Goal:

To ensure that new uses not generally consistent with the designated shorelines of statewide significance and the hierarchy of preference are not allowed on the shoreline.

Policies:

1. Recognize and protect the statewide interest over the local interest on shorelines of statewide significance.
2. Preserve the natural character of shorelines of statewide significance.
3. Use shorelines of statewide significance in ways which will produce long term benefits as opposed to short term benefits or conveniences in accordance with the following:
 - a. Actions that would commit resources to irreversible uses or would detrimentally alter natural conditions characteristic of such shorelines should be severely limited.
 - b. The short term economic gain or convenience associated with a proposed development should be evaluated in relationship to long term and potentially costly impairments to the shoreline ecological functions.
 - c. The visual impact of every proposed project should be evaluated and adverse impacts should be minimized.
4. Protect the natural resources and systems of shorelines of statewide significance. Areas containing unusual or fragile natural resources or systems should be left undeveloped.
5. Increase public access to publicly owned areas of shorelines of statewide significance.
6. Increase recreational opportunities for the public on shorelines of statewide significance.

3.2.I Signs

Introduction:

Outdoor signs, and advertisements are publicly displayed messages designed to provide information, direction, or advertise. The following goal and policies apply to all signs except those required by law or publicly owned signs where the purpose is safety, geographic direction or information.

Goal:

To protect the character and scenic qualities of the County's shorelines from the adverse impacts of signage.

Policies:

1. Keep shorelines free of all unnecessary signs.
2. Establish size, color, density, and lighting limitations for all signs.
3. Signs should be constructed or painted on existing buildings whenever feasible in order to minimize visual obstruction of the shoreline and water bodies.
4. Signs should serve an approved use and be designed and placed so that they do not block, degrade, interfere with, or obstruct visual access to or from the water and are compatible with the aesthetic quality of the existing shoreline and adjacent land and water uses.

3.2.J Flood Hazard Reduction

Introduction:

Flood hazard areas along marine shorelines are identified on Federal Emergency Management Agency flood insurance rate maps. Routine construction practices are not considered flood hazard reduction measures. Structures such as such as dikes and seawalls are contemplated by this section.

Goal:

To prevent and minimize flood damages.

Policies:

1. To the extent feasible, support non-structural flood hazard reduction measures such as setbacks, wetlands restoration, stormwater management programs and structural relocation as preferred options.
2. Prefer non-structural flood hazard reduction measures over structural measures. When evaluating alternate flood control measures, the removal or relocation of structures in flood-prone areas should be considered.
3. Maintain the physical integrity of the shoreline by promoting the siting; design; construction and maintenance of flood control works; shoreline uses; developments and modifications to avoid geo-hydraulic shoreline processes that would cause significant damage to other properties or shoreline resources.

3.2.K Administration

Goal:

To establish administrative procedures which will assure the continuing compatibility of the SMP with the physical, social, and economic realities of the County and to ensure the fair and impartial administration of this Master Program.

Policies:

1. Property tax assessment and other pertinent policies and regulations should, to the extent legally possible, fully reflect any impairment or enhancement of property values which results from the implementation of these goals and policies.
2. Seek advice and assistance from recognized experts at federal, state, or local levels whenever technically complex issues are involved in substantial shoreline development applications.

3.3 SHORELINE DESIGNATIONS

3.3.A Urban Designation

Introduction:

The Urban Designation is intended for those areas that are developed or planned for more mixed uses. These areas may or may not be adjacent to an established activity center.

Goal:

The goal of the Urban Designation is to ensure optimum use of shorelines within areas characterized by medium and high density residential, commercial, industrial, and institutional uses by allowing continued intensive activities and managing development so that it enhances and maintains shorelines for a multiplicity of urban types of uses.

Designation Criteria: Shoreline areas to be designated "Urban" should meet one (1) or more of the following criteria:

- a. Areas characterized by intense land use, including recreational, residential, commercial, industrial, and institutional development, and port activities;
- b. Areas designated for the expansion of urban uses in the Land Use Element;
- c. Areas which do not fall under a. or b., above, but which do not present major biological or physical limitations for urban development and which can provide the necessary capital facilities, utilities, and access required to accommodate such development; or
- d. Areas which are suitable for intense non-residential uses.

Policies:

1. Direct new urban shoreline development to already developed areas because shorelines are a finite resource, and because urban uses tend to preclude other shoreline uses.
2. Uses which are water-dependent should be given preference over those which are not.
3. Public physical and visual access to the shoreline should be planned for and provided wherever appropriate.
4. In addition to marine access, where practical, public access points should be linked by non-motorized transportation routes, such as hiking and bicycle paths.
5. Redevelopment and renewal of substandard or obsolete urban shoreline development or structures should be encouraged in order to make maximum use of the available shoreline resource and to accommodate future water-dependent uses.
6. Regulate the character and appearance of shoreline developments by means of site development standards.
7. Encourage the maintenance of vegetation and minimize plant removal.

3.3.B Rural Designation

Introduction:

The Rural Designation is intended for residential and mixed use forms of development such as marinas, restaurants, resorts, and rural commercial and industrial activities. The Rural Designation should be used where roads, utilities, and public services can be or are provided to serve a mix of uses on the shoreline.

Goal:

The goal of the Rural Designation is to accommodate residential and mixed use development, in areas not suitable or desirable for a more restrictive designation.

Designation Criteria: Shoreline areas to be designated Rural should meet one (1) or more of the following criteria:

- a. Areas presently containing medium density residential development mixed with non-residential uses;
- b. Areas designated for rural residential or non-residential uses in the Land Use Element;
- c. Areas which do not fall under criteria a. or b., above, but which do not present major biological or physical limitations for medium density residential development and which can provide the necessary capital facilities, utilities, and access required to accommodate such development;
- d. Areas which are suitable for non-residential uses that can be made compatible with residential areas; or
- e. Areas which would make desirable transition zones between Urban and Rural Farm-Forest, or between Urban and Conservancy Designations.

Policies:

1. Protect and enhance the mixed use character of the Rural Designation by regulation of the type, location, scale, and timing of new shoreline development.
2. Restrict uses in the Rural Designation to residential, recreational, and water-dependent or water-oriented non-residential uses which are compatible with each other and with the shoreline.
3. Public physical and visual access to the shoreline should be planned for and provided wherever appropriate.
4. In addition to marine access, where possible, public access points should be linked by non-motorized transportation routes, such as hiking and bicycle paths.
5. Setback controls, sign control, and site development standards should be applied to new developments to minimize impacts on the scenic quality of the shoreline.
6. Regulate development to protect the shore process corridor and its elements.

3.3.C Rural Residential Designation

Introduction:

The Rural Residential Designation is intended primarily for residential shoreline development only. This designation should be used where residential covenants and restrictions are in effect and where roads, utilities, and public services can be or are provided.

Goal:

The goal of the Rural Residential Designation is to accommodate areas where extensive medium density residential development already exists, but are not suitable or desirable for mixed use development.

Designation Criteria: Shoreline areas to be designated Rural Residential should meet one (1) or more of the following criteria:

- a. Areas presently containing considerable medium density residential development with few, if any, non-residential uses;
- b. Areas in the Land Use Element designated for the continuation of residential development on existing parcels of medium residential density; or
- c. Areas which do not fall under criteria a. or b., above, but which do not present major biological or physical limitations for residential development and which can provide the necessary rural services (capital facilities, utilities, and access) required to accommodate such development.

Policies:

1. Protect and enhance the residential character by regulation of the type, location, scale, and timing of new shoreline development.
2. Restrict uses to residential and recreational uses which are compatible with each other and with the shoreline.
3. Public physical and visual access to the shoreline should be planned for and provided wherever appropriate.
4. In addition to aquatic access, where possible, public access points should be linked by non-motorized transportation routes, such as hiking and bicycle paths.
5. Setback controls, sign control, and site development standards should be applied to new developments to minimize impacts on the scenic qualities of the shoreline.

3.3.D Rural Farm-Forest Designation

Introduction:

The rural farm-forest designation is intended for residential development that is compatible with the agricultural heritage of San Juan County.

Goal:

The goal of the Rural Farm-Forest Designation is to protect agricultural, mineral resource, as well as timber lands and to maintain and enhance the rural low density character of the County's shoreline while providing protection from expansion of mixed use and urban types of land uses. Open spaces and opportunities for recreational and other uses compatible with agricultural and forestry activities should be maintained. Development related to the commercial fishing industry and aquaculture would be allowed. Other forms of development which are not contrary to the purpose of the Rural Farm-Forest Designation would be permitted only under certain circumstances.

Designation Criteria: Areas to be designated Rural Farm-Forest should meet one (1) or more of the following criteria:

- a. Areas dominated by agricultural, forestry, or recreational uses;
- b. Areas possessing a high capacity to support agricultural and forestry uses and compatible forms of development;
- c. Areas modified from their natural vegetation and surface drainage patterns but generally possessing low density development;
- d. Areas where residential development is or should be low density because of biological or physical limitations, utility capabilities, access problems, and/or potential incompatibility with other uses;
- e. Areas of undeveloped land not appropriate for Natural or Conservancy Designations and not planned for significant mixed-use development;
- f. Areas which form buffer zones between Urban, Rural, or Rural Residential areas and Natural or Conservancy areas; or
- g. Areas possessing valuable sand, gravel, and mineral deposits.

Policies:

1. Maintain areas possessing a high capability to support small-scale agricultural, aquacultural or forestry uses.
2. Use the Rural Farm-Forest Designation as one means of preserving agricultural, forestry and mineral resource areas.

3. New developments in a Rural Farm-Forest Designation should reflect the character of the surrounding areas by limiting residential density, by providing permanent open space and by maintaining adequate building setbacks from the water to preserve shoreline ecological functions.
4. Locate and design public and private recreational facilities so as to create minimal conflicts with agriculture and forestry.
5. Encourage agricultural, forestry and mining practices which will prevent or minimize erosion, sedimentation, and the flow of waste material into the water courses.
6. Development which is not agricultural, forestry or mining related but which is consistent with the purpose of the Rural Farm-Forest Designation should be allowed.
7. Design, locate and manage development in the Rural Farm-Forest Designation to protect the shore process corridor and its elements.
8. Public physical and visual access to the shoreline should be planned for and provided wherever appropriate.

3.3.E Conservancy Designation

Introduction:

The Conservancy Designation is the most suitable for shoreline areas which possess a specific resource or value which can be protected without excluding or severely restricting all other uses, and for areas where primarily non-consumptive uses of the physical and biological resources are preferred. It should be applied to those areas which would most benefit the public if their existing character is maintained, but which are also able to tolerate limited or carefully planned development or resource use.

Goal:

The goal of the Conservancy Designation is to protect, conserve, and manage existing natural resources and systems and/or valuable historic, educational, or scientific research areas without precluding compatible human uses.

Designation Criteria: Areas to be designated Conservancy should meet one (1) or more of the following criteria:

- a. Areas possessing valuable natural resources or features, the use of which precludes activities or uses except those that would not degrade the area to be conserved;
- b. Areas possessing valuable natural resources which will tolerate only minimal disturbance of the existing terrestrial or marine/freshwater environments;
- c. Areas containing resources which lend themselves to management on a sustained-yield basis;
- d. Areas possessing scenic or recreational qualities of considerable local, regional, or statewide significance which would be adversely affected by extensive modification or use; or
- e. Areas which are free of extensive development and can serve as needed open space if their present character is maintained.

Policies:

1. Prohibit activities and uses which would substantially degrade or permanently deplete the physical, biological, or aquatic resources of the area.
2. Allow only new development which will be compatible with the natural and biological limitations of the land and water and which will not require extensive alteration of the land-water interface.
3. Protect the shore process corridor and its elements through the location, design and management of all development.

4. Prohibit activities or uses which would cause the substantial removal of vegetation, cause substantial erosion or sedimentation, or adversely affect aquatic life.
5. Allow residential development only at densities which will not endanger the resource which is the basis for the Conservancy designation and ensure that development design will preserve the natural character and Conservancy values of the shoreline.
6. Allow only those recreational activities and developments which are compatible with preservation of the shoreline character and with the natural forces which created and maintain the shoreline area.
7. Allow aquacultural and agricultural uses, and facilities supporting the commercial fishing industry, which are compatible with preservation of the shoreline and the resource which is the basis for the designation.
8. Public physical and visual access to the shoreline should be planned for and provided wherever appropriate, in a manner consistent with the goal of the Conservancy designation.

3.3.F Natural Designation

Introduction:

The primary determinant for assigning an area as a Natural Designation is the presence of some rare natural resource considered valuable in its natural or original condition and which is relatively intolerant to human use.

Goal:

To preserve rare or valuable natural resource systems by regulating uses which are likely to degrade or alter such resources.

Designation Criteria: Areas to be designated Natural should meet one (1) or more of the following criteria:

- a. General:
 - i. Areas where human influence and development are minimal, that are ecologically intact, and that are performing functions that could be damaged by human activity;
 - ii. Areas which have been degraded but which are capable of easily being restored to a natural condition or are capable of natural regeneration if left undisturbed;
 - iii. Areas having a high scenic value in their natural states;
 - iv. Areas having a high value in their natural states for low intensity recreational use;
 - v. Class I accretion beaches;
 - vi. Salt marshes, bogs, and swamps; or
 - vii. Areas unable to support human development or where development would be unsafe;
- b. Wildlife Habitat Conservation areas:
 - i. Areas used by rare, diminished, or endangered species (as identified in the federal/state list of threatened and endangered species), from which they obtain food, water, cover, and/or protection;
 - ii. Areas providing a seasonal haven for concentrations of aquatic or terrestrial animals; e.g., migration routes, breeding or spawning sites, etc.; or
 - iii. Unusual and/or residual wildlife habitats remaining within developed areas;
- c. Areas of Scientific Value:
 - i. Areas regarded as representing the County's basic ecosystem or geologic types that are valuable for scientific research and/or monitoring, including established research and/or collection areas, or areas identified by the Director of the University of Washington Friday Harbor Laboratories;
 - ii. Areas which deviate from the ecological or geological norms, but which are of particular scientific interest;
 - iii. Areas which best represent undisturbed natural conditions; or

- iv. Areas which contain rare and/or scientifically important features;

Policies:

1. Natural areas should be kept free of development which would adversely affect the character and value of the resource.
2. Allow only those alterations which would not be detrimental to the forces which created and now maintain a Natural area (*e.g.*, erosion-accretion systems forming spits and tombolos).
3. Allow limited public access to publicly owned natural areas for scientific, historical, educational, and low intensity water-oriented recreational purposes, provided that no significant adverse impact on the area will result.
4. Prohibit uses which diminish the shoreline ecological functions.
5. Require that uses and activities allowed in locations adjacent to natural areas are or can be made compatible with such areas and that the integrity of the Natural Designation will not be compromised.
6. Allow one (1) single-family residence on existing parcels in Natural for property owner use.
7. Prohibit land division.
8. Promote and require the conservation of existing vegetation.

3.3.G. Ports, Marinas and Marine Transportation Designation

Introduction:

Ports, marinas, and marine transportation facilities are developments that provide infrastructure for launching, docking, keeping, maintaining, repairing and storing a variety of marine craft. Marinas and ports are hubs of the County's tourist industry and publically owned docks, boat launches, barge landing sites and other facilities are essential components of the County's transportation system. Ports and marinas provide moorage for a variety of vessels, helping reduce the demand for single family residential docks by providing an alternative that helps minimize cumulative negative impacts on shoreline ecological functions.

Goal:

To allow for and support ports, marinas, and marine transportation facilities which have a vital economic role within the County.

Designation Criteria: Areas that may be designated as Ports, Marinas and Marine Transportation may include:

- a. Existing marinas, mooring buoys, boating facilities, docks, boat ramps, ferry and barge landing sites; or
- b. Basins or bays which due to their combination of geography and infrastructure may be suitable for development as new ports, marinas or marine transportation facilities without compromising the shoreline ecological functions.

Policies:

1. Require that new uses are either water-dependent or water-oriented.
2. Locate, design, construct and manage all port, marina and marine transportation facilities to ensure that public access is provided where appropriate.
3. Provide links to non-motorized transportation routes such as hiking and biking paths and trails, and marine access to the extent feasible.

4. Encourage the maintenance and expansion of recreation and transportation uses.
5. Minimize adverse impacts on adjacent lands and allowed land uses.

3.3.H Aquatic Designation

Introduction:

The Aquatic Designation consists of all areas waterward of the OHWM under the jurisdiction of the SMA and within the boundaries of San Juan County. It includes the water surface together with the underlying lands and the water column, such as bays, straits, harbors, coves, estuaries, tidelands, and lakes.

Goal:

The goal of the Aquatic Designation is to protect the quality and quantity of the water, to preserve the water surfaces and foreshores for shoreline dependent uses, such as navigation, commercial fishing, recreation, water-dependent industry, aquaculture, and to preserve the Aquatic area's natural features and resources.

Designation Criteria: Areas to be designated Aquatic are as follows:

- a. All marine waters, including estuarine channels and wetlands, seaward of the OHWM except where those waters between the OHWM and extreme low tide have been assigned a different environmental designation;
- b. All 12 freshwater lakes 20 acres or larger
Blakely: Spencer lake, Horseshoe lake;
Lopez: Hummel lake;
Orcas: Cascade lake, Martin (Diamond) lake, Mountain lake;
San Juan: Sportsman lake, Dream lake, Briggs lake, Trout lake, Woods Reservoir, Zylstra lake); and
- c. All wetlands (as defined in WAC 173–22) associated with waters described in criteria a. and b., above.

Policies:

1. Developments should be compatible with the adjoining upland designation.
2. Maintain the natural circulation and volume of water to the greatest extent possible.
3. Prohibit structures which are not water-dependent.
4. Prohibit activities and uses of a permanent nature which will adversely impact ecological functions of critical aquifer recharge, geologically-hazardous, frequently flooded, wetlands, fish and wildlife habitat conservation and critical saltwater habitat areas unless the public interest clearly will be better served by approval of the proposed activity or use.
5. Locate and design developments and activities using navigable waters or their beds to minimize interference with surface navigation, to minimize water quality impacts, to minimize adverse visual impacts, and to allow for the safe, unhindered passage of fish and animals.
6. Protect fishing, aquaculture, public access and recreational uses of the water, in appropriate areas, against competing uses that would substantially interfere with those activities.
7. The joint use of structures which intrude into Aquatic areas, such as docks, piers, jetties, breakwaters and bulkheads, etc., should be encouraged if the development is determined to be appropriate for the site and if adverse cumulative impacts can be mitigated.
8. Limit the size of all new over the water structures to the minimum necessary to support the intended use.
9. Prohibit general motorized travel in land-based vehicles on the tidelands and beaches, provided that such travel should be allowed for official emergency vehicles, for boat launchings, for purposes of

undertaking authorized construction and/or authorized repair activities, and for aquaculture when specifically approved.

10. Encourage restoration projects in and adjacent to the terrestrial/marine interface to increase the variety and intensity of the shoreline ecological functions.

3.3.I Marine Habitat Management Area Overlay

Goal:

The goal of the Marine Habitat Management Area Overlay is to preserve and restore critical saltwater habitat areas and may be applied as an overlay to another shoreline designation. It is designed to be applied to specific water bodies only in concert with designation of the associated watershed as provided for in the Land Use Element of the Comprehensive Plan (Section B, Element 2: 2.5.E.2).

Designation Criteria: Areas to be designated a Marine Habitat Management Area should meet at least three (3) of the following criteria:

1. Areas currently designated Aquatic, Conservancy or Natural by this Master Program;
2. Areas supporting recreational and/or commercial shellfish growing;
3. Areas representing enclosed embayments or having limited tidal flushing and therefore more sensitive to sedimentation and nonpoint pollution sources than open waters;
4. Marine spawning and nursery areas; and
5. Areas particularly vulnerable to probable, cumulative adverse impacts of the forms of human use and development along and in the water that may otherwise occur in accordance with this SMP.

Policies:

1. This overlay should be applied only upon concurrent designation of a watershed as provided in the Land Use Element of the Comprehensive Plan and completion of a specific management plan for the watershed and marine habitat area.
2. Management plans should specify any use and development limitations or prohibitions established to accomplish the purpose of the overlay for the specific area. While the marine habitat management overlay may impose additional standards, it should not be construed to preclude uses allowed in upland designations through the Land Use Element of the Comprehensive Plan and its implementing regulations. Uses allowable in upland portions of the watersheds shall be mitigated as necessary to protect critical saltwater habitats and shoreline ecological resources.
3. Because each management plan will be specific to the characteristics and sensitivity of a particular location and to its associated watershed, plan development should include appropriate interdisciplinary study. Study participants should include, at a minimum, representatives from the County Planning, Health and Community Services and Public Works departments, a representative from the area affected, and a representative from the University of Washington Friday Harbor Laboratories.

3.3.J Marine Protected Area Overlay

Goal:

The goal of the Marine Protected Area Overlay is to preserve and restore critical marine habitat areas and may be applied as an overlay to another shoreline designation. It is designed to be applied to specific aquatic, intertidal and/or terrestrial shoreline areas.

Current Marine Protected Areas:

The County has one (1) marine protected area. SJC Ordinance 25-2002 designated the Orcas Bay Tidelands Reserve.

Designation Criteria: Areas to be designated a Marine Protected Area should meet at least two (2) of the following criteria:

- a. Areas currently designated Aquatic, Conservancy or Natural by this SMP;
- b. Spawning and nursery areas for invertebrates, fish, marine mammals, and/or seabirds;
- c. Areas that have been identified as capable of contributing significantly to the long-term health of the marine ecosystem if appropriately managed to sustain or restore living marine resources;
- d. Areas particularly vulnerable to probable, cumulative adverse impacts of the forms of human use and development along and in the water that may otherwise occur in accordance with this SMP; and
- e. Areas supporting recreational and/or commercial shellfish growing where they clearly support ecosystem health.

Policies:

1. Establish a marine protected area overlay after the completion of a specific management protocol or plan for the area. A concurrent watershed management plan is not required.
2. Ensure that management protocols or plans specify any use and development limitations or prohibitions established to accomplish the purpose of the marine protected area and to the greatest extent possible encourage voluntary compliance.

3.4 SHORELINE USE POLICIES

This section provides policies for specific uses in accordance with WAC 173–26-24. Shoreline uses not specifically identified in this SMP and for which policies have not been developed will be evaluated on a case-by-case basis. Such uses will be required to satisfy the policies of the SMA, the goals and policies of this SMP, and must be consistent with the character and management policies of the shoreline designation in which they are to be located.

3.4.A Agriculture

Introduction:

Agricultural practices are those methods used in vegetation and soil management, such as tilling of soil, control of weeds, control of plant diseases and insect pests, soil maintenance and fertilization. Many of these practices require the use of agricultural chemicals, most of which are water soluble and may wash into contiguous land or water areas causing significant alteration and damage to plant and animal habitats, especially those in fragile shoreline areas. Proper land management techniques reduce the introduction of mineral and organic sediments and chemicals into water bodies.

Goal:

To encourage and ensure the continuation of agricultural activities within the shoreline jurisdiction.

Policies:

1. Encourage agricultural activities on shorelines consistent with the “right to farm” policy of the Comprehensive Plan and consistent with best management practices, including the maintenance of permanent vegetated buffers between tilled areas and water bodies to retard surface runoff and reduce siltation.
2. Encourage the use of erosion control measures consistent with or conforming to standards established by the U.S. Department of Agriculture and Natural Resources Conservation Service.
3. Require that new agricultural activities are consistent with the land use designation landward of the OHWM.
4. Restrict the location of confined animal feeding operations and manure stockpiles so that water areas will not be polluted.

3.4.B Aquaculture

Introduction:

When consistent with the control of pollution and prevention of damage to the environment, aquaculture activities are considered a preferred use along with single-family residences, ports, water-dependent industrial and commercial developments, and other uses that provide an opportunity for substantial numbers of people to enjoy the shorelines of the state (WAC 173–26–241(3)(b)(i)(A)).

Goals:

1. To ensure aquaculture does not adversely affect shoreline ecological functions and marine species and that they develop in a manner that is responsive to the needs and preferences of shoreline residents.
2. To ensure the continuation of aquaculture in the shoreline jurisdiction.

Policies:

1. Give preference to those forms of aquaculture that involve lesser environmental and visual impacts; for example, those that require no structures, submerged structures or intertidal structures rather than substantial floating aquaculture structures, those that require few land-based facilities, and those that involve little or no substrate modification.
2. Consider the impacts aquacultural development might have on the economy, physical environments, on other existing and approved land and water uses, including navigation, and the aesthetic qualities of the project area.
3. Require that the location, design and operation of aquaculture will not introduce invasive organisms or spread disease.
4. Prohibit aquaculture in the following:
 - a. Areas that have little natural potential for the type(s) of aquaculture under consideration.
 - b. Areas that have water quality problems that make the areas unsuitable for the type(s) of aquaculture under consideration.
 - c. Areas where the design or placement of the facilities would substantially degrade the aesthetic qualities of the shoreline.
 - d. Areas where navigation by recreational boaters and commercial traffic will be significantly restricted.
 - e. Areas where an aquacultural proposal will result in any significant adverse environmental impacts that cannot be eliminated or adequately mitigated through enforceable conditions of approval.

- f. Areas near National Wildlife Refuges or critical habitats (as defined by the State of Washington or San Juan County) where the proposed activity will adversely affect the refuge/habitat use or value.
5. Consider the relative environmental impacts of each method or proposal in instances where a choice of aquacultural methods is available, or where two or more incompatible aquacultural projects are proposed in the same area. In general, preference should be given to aquacultural projects listed in the following order of preference, below:
 - a. Projects involving no visible structures;
 - b. Projects involving structures with limited visibility i.e. submerged at high tide;
 - c. Projects or facilities entailing limited substrate modification; and
 - d. Projects involving large floating aquaculture structures with artificial feeding and/or substantial substrate modification
 6. Minimize cumulative adverse impacts of floating aquaculture facilities on native fish and shoreline ecological functions.
 7. Limit experimental aquaculture projects in scale and allow them for a limited period of time.
 8. Require baseline and operational monitoring of specific, relevant environmental conditions, as necessary, at the applicant's expense, as a condition of approval. Permits should include provisions for adjustment or termination of the project at any time if the monitoring indicates significant adverse, environmental impacts that cannot be eliminated or adequately mitigated.
 9. Limit aquaculture that involves significant risk of cumulative adverse effects on water quality, sediment quality, benthic or pelagic organisms, and/or wild fish populations through potential contribution of antibiotic resistant bacteria, or escapement of non-native species or other adverse effects on Endangered Species Act listed species.
 10. Prohibit the introduction of genetically modified organisms consistent with San Juan County Code.

3.4.C Commercial Development

Introduction:

Commercial developments are those involving wholesale and retail trade, services, or other business activities complementing shoreline character and development. Examples include hotels, restaurants, shops, offices, commercial fishing facilities, and private or public recreation facilities. The SMA establishes preferences for certain types of commercial uses on shorelines and location and development standards are appropriate to protect shoreline resources where commercial development occurs. Uses and activities associated with commercial development which are identified as separate use activities in this program, such as campgrounds, mineral extraction, industrial development, overwater structures, ports, marinas and marine transportation facilities, utilities, etc., are subject to use policies for those in addition to the standards for commercial development.

Goal:

To ensure and encourage commercial shoreline development that is consistent with the rural character of the County.

Policies:

1. Commercial development on the shorelines should consist of uses which are water- oriented and/or uses which will provide an opportunity for substantial numbers of people to enjoy the shorelines. Commercial development in shoreline areas should be encouraged in descending order of preference as follows:
 - a. Water-dependent uses;
 - b. Water-related uses;

- c. Water-enjoyment uses.
2. Prohibit non-water-oriented commercial uses. A non-water-oriented use may become a water-enjoyment use by providing meaningful physical or visual public access to the shoreline. Physical access is preferred if practical.
3. Encourage new commercial developments to locate in those areas where commercial uses already exist.
4. The height and bulk of proposed commercial structures should be designed, constructed and maintained to minimize the obstruction of views, and be compatible with the scale and use intensity of surrounding developments.
5. In applying conditions to a shoreline permit in order to ensure consistency with this SMP, recognize that different approaches can accomplish the same purpose and the most expensive is not necessarily the only effective means to obtain compliance.
6. Encourage recreational camping opportunities consistent with the SMA and shoreline ecological functions.

3.4.D Dredging

Goal:

To ensure that all dredging will be completed in conformance with Army Corps of Engineers guidelines.

Policies:

1. Control dredging in order to minimize damage to the natural resources and systems of both the area to be dredged and the area to receive the dredge materials.
2. Allow the depositing of dredge spoils in water areas only for habitat improvement, to correct problems of materials distribution adversely affecting fish and shellfish resources, or where significant adverse impacts will not result.
3. Seek the assistance of the Washington Department of Fish and Wildlife, Department of Natural Resources, and the University of Washington Friday Harbor Laboratories in identifying spoils disposal sites in water areas.
4. Prohibit dredging of bottom materials for the sole purpose of obtaining fill material.

3.4.E Essential Public Facilities

Introduction:

San Juan County's many islands have diverse essential public facility needs requiring policies for addressing the siting and development of water-dependent essential public facilities located within the SMP jurisdiction.

Identification of Shoreline Essential Public Facilities:

Shoreline Essential Public Facilities (EPFs) are facilities that provide a necessary public service as their primary mission, that are water-dependent, and that are difficult to site. Shoreline EPFs such as those facilities listed in RCW 36.70A.200; facilities that appear on the list maintained by the State Office of Financial Management under RCW 36.70A.200(4); state or regional transportation facilities as defined in RCW 47.06.140; public passenger and vehicle ferry terminals; facilities identified in the following Table 3.1; County roads, docks, County boat launching, and County barge landing sites and facilities; primary electrical transmission systems including systems owned and operated by OPALCO; telecommunications services; state, federal and County parks; community water systems; those community sewage systems serving urban growth areas, activity centers and master planned resorts; the Town of Friday Harbor's

municipal sewer and water systems; the Trout Lake watershed, the Eastsound Water Users Association reverse osmosis facility located adjacent to the end of the Airport runway and other facilities that are water-dependent and determined to be a shoreline EPF under the process established in SJCC Chapter 18.50 (Ordinance New Section 63).

Table 3.1- Shoreline essential public facilities

Island	Steward	Facility Name	Pier	Gangway & Float(s)	Boat Ramp	Parking*	Other
San Juan	PW	Griffin Bay					barge landing site
	PW / Port FH	Jacksons Beach		x	x	x	parking lot, restrooms
	PW / RH	Roche Harbor Public Dock	x	x		x	parking per arrangement with resort
	PW / Parks	Small Pox Bay			x	x	
Stuart	PW	Prevost Harbor	x	x			
	PW	Reid Harbor			x	x	
Orcas	WSF	Orcas Ferry Terminal				x	ferry terminal, parking lot
	PW / DH	Deer Harbor Public Float	x	x			County leases from private resort
	PW	Madrona Point	x	x		x	
	PW	Obstruction Pass	x	x	x	x	parking lot
	PW	Orcas Landing	x	x		x	buildings, pedestrian access, viewing deck
	PW	Westsound Dock	x	x		x	pedestrian access (stairs)
Waldron	PW	Cowlitz Bay	x	x			unimproved barge landing site
Lopez	WSF	Lopez Ferry Terminal				x	ferry terminal, parking lot
	PW	Hunter Bay	x	x	x	x	
	PW	MackKaye Harbor		x	x	x	parking lot
	PW	Odlin	x	x	x	x	parking lot
Shaw	WSF	Shaw Ferry Terminal					ferry terminal, parking lot
	Parks	Indian Cove			x		
	PW	Neck Point Cove					barge landing site
	PW	Shaw Landing					boardwalk
Decatur	PW	Decatur Head			x	x	

PW = Public Works; Parks = County Parks & Fair; Port FH = Port of Friday Harbor; WSF = Washington State Ferries; RH = Roche Harbor Resort; DH = Deer Harbor Resort

* unless otherwise noted, parking means on-street "parking area"

Goals:

1. To ensure essential public facilities may be maintained, repaired, expanded or constructed in the shoreline if necessary.

2. Develop policies and regulations that do not preclude the siting and construction of shoreline EPFs. As a general rule EPFs shall comply with existing regulations and policies. When this is not possible, or when existing facilities need to be expanded, special siting, design and approval procedures should be developed that:
 - a. Consider impacts on existing land uses, resource lands, open space, scenic resources, the shoreline, and the natural and rural designations;
 - b. Consider the quality of service provided and the economic, social and environmental impacts and benefits;
 - c. Include the public in selecting sites and developing alternatives to mitigate negative impacts;
 - d. Require EPFs to provide mitigation sequencing of negative impacts. An application for approval of an EPF conditional use permit and/or substantial development permit may not be denied because impacts are not fully mitigated; and
 - e. Prevent the siting of incompatible uses adjacent to general aviation airports.
3. Prohibit the location of EPFs within wetlands, fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous or critical saltwater habitat areas unless no feasible alternative exists.
4. Prohibit the location of EPFs outside an Urban Growth Area or Village Designation unless a functional analysis justifies a rural location.
5. Adopt a designation system and associated regulations based on existing use patterns, including the use and functions of existing essential public facilities.
6. To help offset any impacts that cannot be mitigated, develop voluntary, incentive based programs to protect the overall ecological functions necessary to sustain shoreline natural resources.

Policies:

1. Provide sufficient lands to accommodate EPFs in coordination with the Town of Friday Harbor.
2. Require a functional analysis justifying a rural location should be required for siting EPFs outside the Friday Harbor Growth.
3. Avoid duplicating facilities and EPF sites when facilities and EPFs can reasonably and practicably be shared with the Town of Friday Harbor, particularly those that, by their nature, warrant a rural location.
4. Maintain a standing task force of elected and appointed officials from the Town of Friday Harbor, the County and the Port of Friday Harbor to develop specific siting criteria for a given facility and to analyze and rank potential sites that are consistent with the relevant comprehensive plans.
5. Encourage public involvement in the siting decisions by the Town and County to the greatest extent possible by holding public meetings and otherwise distributing information at the earliest possible point in the decision process, and in addition to public notices and hearings that may be required by law

3.4.F Forest Practices

Introduction:

Forest management practices are those methods used for protection, production, and harvesting of timber. Best management practices will reduce the suspended sediment load and the turbidity of the water.

Goal:

To minimize adverse impacts associated with timber harvest and other forestry practices.

Policies:

1. Conduct all forest management practices in shoreline areas in a manner that will minimize adverse impacts on the land and water environments, wildlife, aquatic life, and their respective habitats, and which respects the natural character of the shoreline.
2. Conduct timber harvesting practices, including the construction of roads and trails and the disposal of debris so that erosion will be prevented or held to a minimum and so that the scenic qualities of the shoreline are not degraded.
3. Regulate commercial harvesting of any shoreline timber to ensure adequate protection against erosion, sedimentation, and siltation. The aesthetic impact of commercial harvesting should be mitigated.
4. Conduct thinning and harvesting operations in a manner which will prevent the accumulation of slash and other debris in waterways or shorelines of the County.
5. Locate, design, construct, and maintain all roads, bridges, and other structures associated with forest practices to prevent adverse impacts on shoreline resources.
6. Complete Class IV-General forest practices involving conversions of properties to non-forest use in a manner compatible with shoreline ecological functions and that avoids impacts to navigation, recreation and public access.
7. Establish regulations to address critical habitats, erosion and runoff, and maintenance of visual quality, for sustainable commercial harvesting of trees within the shoreline jurisdiction.
8. Require that commercial timber harvesting within the shoreline area be consistent with the requirements of the RCW 76.09. Prohibit clearcutting on shorelines unless specifically allowed by an approved conversion option harvest plan or Class IV General forest practices permit.

3.4.G Industrial Development

Introduction:

Industrial developments are facilities for processing, manufacturing and storage of finished or semi-finished goods. Uses and activities associated with industrial development that are identified as separate use activities in this program, such as Mineral Extraction, Overwater Structures, Transportation Facilities, Utilities, Aquaculture *etc.*, are subject to use policies for those in addition to these policies for industrial development.

Goal:

Require that new industrial development does not adversely affect shoreline ecological functions or adjacent properties and land uses.

Policies:

1. Industrial development on the shorelines should consist of uses which are water-dependent or water-related; with preference given to water-dependent activities. Industrial uses should be compatible with adjacent uses and adopted environmental standards; and should be located only in areas best suited for industrial development such as harbors with dry and level land access to adequate road and utility systems.
2. Encourage the expansion or redevelopment of existing legally established industrial areas, facilities and services. Mixed-use developments are preferred over the addition and/or location of new or single-purpose industrial facilities.
3. Require joint use of industrial piers, cargo handling, storage, parking and other accessory facilities among private or public entities in shoreline industrial areas if such development is determined to be

appropriate for the site and if adverse cumulative impacts can be mitigated by their joint use. Allow public access to the shoreline unless the ongoing industrial activities are hazardous.

4. Preference should be given to locating new industrial development on those parts of the shoreline where industrial development already occurs.
5. Preference should be given to locating new industrial development in areas amenable to environmental cleanup and restoration.
6. Encourage industrial uses with low demands on energy and resources.
7. Prohibit solid waste disposal activities and facilities in shoreline areas.

3.4.H Institutional Development

Introduction:

Institutions are establishments or foundations of public character which may be publicly or privately operated and are typically instructional or vocational in nature. Examples of institutions include schools, colleges, places of religious assembly, training facilities, and research and scientific facilities such as marine laboratories.

Goal:

To ensure that new institutional development does not adversely affect shoreline ecological functions or adjacent land uses.

Policies:

1. Institutional development on the shorelines should consist of uses which are water-oriented and/or uses which will provide an opportunity for substantial numbers of people to enjoy the shorelines. Institutional uses in shoreline areas should be encouraged in descending order of preference as follows:
 - a. Water-dependent uses;
 - b. Water-related uses; and
 - c. Water-enjoyment uses.
2. Prohibit non-water-oriented institutional uses. A non-water-oriented use may become a water-enjoyment use by providing meaningful physical or visual public access to the shoreline. Physical access is preferred.
3. Preference should be given to locating new institutional development on those parts of the shoreline where institutional development already occurs.
4. The height and bulk of any proposed institutional structures should be designed, to the extent practical, to accommodate the proposed use and to minimize the obstruction of views from the surrounding area, and consideration should be given to compatibility with the scale and use intensity of surrounding developments.

3.4.I Shoreline Land Division

Introduction:

Land division is a fundamental element of shoreline development and has a profound influence over the form of subsequent construction. Over time, distinct shoreline land division practices have developed in San Juan County.

Goals:

1. To maximize public access and use of the publicly owned shoreline.

2. To minimize the adverse impacts associated with shoreline development and increased density.

Policies:

1. Provide access to the shoreline for the general public in land divisions creating five (5) or more parcels where feasible.
2. Require land divisions to provide access to the waterfront for all subsequent lot owners through recorded easement(s) or the creation of common area tracts.
3. Do not allow common area tracts to be used for construction. Do not include them in the calculation of the number of lots any single (long or short) land division process generates.
4. Design land divisions and multi-family and multiple-unit developments for a density compatible with the physical capabilities and scenic characteristics of the shoreline and water body. Unless otherwise indicated, multifamily or multi-unit developments and land divisions creating five (5) or more parcels should provide public access to the shoreline.
5. Design, configure and construct shoreline land divisions to ensure that there will be no need to build hard structural shoreline stabilization measures such as bulkheads or other hard shoreline armoring structures within seventy-five (75) years of construction
6. Do not allow the creation of unbuildable lots in shoreline land divisions except for common area tracts.
7. Design shoreline land divisions to minimize adverse impacts on the shoreline ecological functions when built out, to preserve natural features, and to reduce utility and road costs.

3.4.J Fills

Fill is the placement of soil, rock, gravel, existing sediment, or other material (excluding solid waste).

Goal:

To eliminate or constrain fills within the shoreline jurisdiction.

Policies:

1. Prohibit fill in shoreline areas unless no feasible alternative exists. If allowed fill should be tightly controlled.
2. Give priority to fill for water-dependent uses and for public uses. In evaluating fill proposals and in designating areas appropriate for fill, factors to be considered should include the total water surface reduction; impacts on water flow, circulation, and quality; impacts on natural resources and systems; potential destruction of habitats; potential erosion problems; and potential restrictions on navigation.

3.4.K Mineral Extraction

Goal:

Require that mineral extraction operations are conducted in a manner that minimizes the adverse impacts on water quality, fish and wildlife, adjacent activities and properties, and the scenic qualities of the shoreline.

Policies:

1. Consider development of mineral extraction operations in non-shoreline areas before considering their location in shoreline areas. For actions that must take place in the shoreline, preference should be given to those projects that will mitigate the impacts of the project while it is ongoing and will rehabilitate the site when the project is complete.
2. Prohibit mineral extraction operations that would adversely affect agricultural activities or remove agricultural lands from production when feasible alternatives exist, unless the use would occur within a mineral resource land overlay district.
3. Require a detailed plan for reclamation and restoration of mineral extraction sites that demonstrates how no net loss of shoreline ecological functions will be achieved when completed.
4. Regulate the removal of sand, gravel and minerals from all shoreline areas to ensure adequate protection against erosion, sedimentation, siltation and other physical impacts. The aesthetic impact of the activity should also be considered.

3.4. L Private Pedestrian Pathways, Stairways and Ramps

Introduction:

On many properties, a private pedestrian pathway, stairs, or a ramp may be used to provide pedestrian access to the shoreline. Private pedestrian pathways are distinct from public trails in that they are not open to the general public.

Goal:

To prevent adverse visual and environmental impacts associated with private pedestrian pathways, stairways or ramps providing access to the shoreline.

Policies:

1. Allow private pedestrian pathways and stairways only as accessories to an existing single-family residence, as access to a common shoreline area in a land division or multi-family residential development, or for a public or private water-dependent facility.
2. Generally exempt private pedestrian pathways and stairways that are normal appurtenances to a single-family residence are exempt from a substantial shoreline development permit requirements.
3. Encourage the use of existing paths or trails over either beach access stairways or ramps.
4. Encourage access stairways or ramps to be connected to existing docks, as opposed to separate structures for beach access and vessel moorage.
5. Require design and engineering for access stairways or ramps on shorelines that are known or demonstrated to be feeder bluffs, unstable bluffs, eroding beaches, or exposed cliffs that will assure that no significant visual impacts will be created and any adverse impacts to shoreline ecological functions will be minimized.
6. Design all private pedestrian pathways, stairways and ramps to be the smallest size feasible to achieve the goal, and be located and designed to blend in with the natural surroundings to the extent feasible to reduce visual impacts. Existing vegetation and terrain features should be retained and used whenever feasible for screening.
7. Establish size, dimensional, and design limitations for all private pedestrian pathways, stairways and ramps in order to minimize the visual and environmental impacts of additional development along the shoreline.
8. Encourage the design of private pedestrian pathways, stairways and ramps to not extend below the OHWM or impede public access to public tidelands.

3.4. M Recreational Development

Goals:

1. To allow diverse, appropriate and adequate water-oriented recreational opportunities, that are compatible with the ecological functions of the shoreline areas involved.
2. To facilitate public access to the shoreline while protecting shoreline ecological functions.
3. To protect, maintain and enhance the opportunities to enjoy the shoreline San Juan County offers.
4. Optimize opportunities for both passive and active water-oriented recreation.

Policies:

1. Preference should be given to developments which provide for recreational activities and improvements facilitating public access to the shoreline.
2. Locate non-water-related recreational facilities outside of the shoreline area.
3. Consider the impact a proposed recreational site would have on the natural resources and environmental quality of the area.
4. Control the use of motorized vehicles on shorelines.
5. Prohibit recreational facilities and activities that are incompatible with shoreline areas.
6. Encourage State and local governments to acquire additional shoreline properties for public recreational uses.
7. Encourage the development of privately owned commercial recreational uses to provide well rounded recreational opportunities in order to relieve some of the pressures on publicly owned recreation facilities.
8. Reserve a portion of the shoreline within all land divisions for recreational use by the residents to the extent feasible when physical conditions are suitable.
9. Optimize opportunities for both passive and active water-oriented recreation.

3.4.N Residential Development

Introduction:

All residential development on the shoreline is subject to the Shoreline Management Act and the local SMP. The policies in this section apply to use and development of structures for residential. Certain single-family residences and normal appurtenances to them are exempt from shoreline permit requirements but must comply with local policies and regulations of the SMP.

Goal:

To ensure that single family residences and other more intensive forms of residential shoreline use are designed, located and constructed to conserve natural shoreline features and to minimize adverse impacts on shoreline ecological functions.

Policies:

1. Except as expressly provided in Policy 9 below, residential development is not a water-dependent use and should be prohibited over water or within wetlands associated with shorelines.
2. All residential and accessory structures should be located in a manner to blend into their surroundings. This should be accomplished by:

- a. Optimizing use of natural screening provided by the topography and by existing natural vegetation between structures and the shoreline; and/or
 - b. Enhancing limited natural screening through a combination of setbacks, landscaping, minimizing apparent building height and mass, and use of exterior materials which blend with the existing vegetation and topographic features of the site.
3. Residential development should be:
- a. Constructed to avoid the adverse impacts of geologically hazardous and frequently flooded areas;
 - b. Constructed to avoid adversely effecting wetlands, fish and wildlife habitat conservation areas and critical salt and freshwater habitat areas.

Residential development should not be allowed if it would require bulkheading or other shoreline fortification, at the time of construction or within seventy-five (75) years, in order to protect the development. Residential development should not be allowed on eroding, slumping or geologically unstable shorelines unless it can be set back from such shorelines so that hazardous conditions will not be created, erosion or slope instability will not be aggravated, and natural shoreline processes will not be impeded.

- 4. All residential developments, including land divisions, should include building setbacks, buffers or both, from the shoreline to preserve the natural character of the shoreline.
- 5. All residential development should be set back from the OHWM to protect bank stability and vegetation at the bank edge.
- 6. Open space between structures and the water should be provided to protect natural features and preserve views within the development.
- 7. Recognize the importance of solar energy and other renewable resources and support efforts to provide or facilitate solar orientation for building sites in new land divisions and non-exempt developments.
- 8. Water systems supplying groundwater to support new residential shoreline development should be adequate to protect against intrusion of saltwater into groundwater. Where feasible, ~~use of~~ surface water supplies should be used.
- 9. Allow live-aboard vessels only within marinas in activity centers and only within areas of such marinas specifically approved for live-aboard moorage. Such approval should specify that not more than twenty five percent (25%) of overall moorage space will be available for live-aboard vessels and limit individual live-aboard vessel moorages to identified areas within the marina. Such approval should also identify live-aboard unit height and square footage limitations appropriate to the site in order to minimize adverse impacts on the scenic quality of the shoreline.
 - a. Live-aboard vessel moorage proposals should demonstrate that:
 - i. Such moorages will have access to an approved sanitary sewer or other approved waste disposal system;
 - ii. Greywater will be discharged to the waste disposal system;
 - iii. Adequate capacity exists from approved potable water supply and waste disposal systems, and;
 - iv. Materials used in the construction and maintenance of live-aboard vessels moored at the marina will not result in contaminants or debris entering the water.
 - b. Live-aboard vessel moorages should be located in areas with at least six (6) feet of water depth between the floats and low water to preserve shallow habitat and prevent grounding at extreme tides.
 - c. Individual live-aboard vessel moorages should be prohibited.

10. Consider opportunities for visual public access to the shoreline in review of multi-family residential developments.
11. Preference should be given in shoreline land divisions or multiple-unit or multi-family residential developments to the joint use of a single moorage facility by the owners of the lots or units, or by the homeowners association for that land division or development, rather than construction of individual moorage facilities.

3.4.O Transportation and Parking

Introduction:

Transportation facilities include facilities such as roads, and road ends, trails, airports, barge landing and log transfer sites, docks, boat ramps, float plane facilities, ferries and related terminals, commercially operated transportation facilities, and parking areas. Generally such facilities account for a very small percentage of total shoreline uses, but are vital to the economic and social health of the County. The impact of new or expanded transportation facilities range from the minimal to the substantial. New transportation facilities within the shoreline must be planned for with considerable thought being given to their relationship to other shoreline uses and their various primary and secondary impacts. These facilities must also meet the requirements of the Transportation Element of the San Juan County Comprehensive Plan.

Goals:

1. To ensure that transportation facilities in the shoreline are located, constructed and operated to minimize the impacts on shoreline ecological functions.
2. To enhance visual access to the shoreline such as road ends.
3. To enable an efficient and effective means of transporting people and materials.
4. To provide opportunities to improve and enhance existing transportation facilities.

Policies:

1. Prohibit the location of transportation facilities in shoreline areas if they could feasibly and practically be located elsewhere.
2. Improve, retain, and keep open old roads, road ends, rights-of-way, and other facilities in public ownership which afford scenic views or access to the water.
3. Plan, locate and install transportation and utilities facilities in existing rights-of-way or where the effect will be to minimize the adverse impacts on the shorelines and water-dependent uses.
4. Confine inter-island transportation to air and waterborne craft. Prohibit bridges between islands.
5. Prohibit deep water ports for the handling or processing of oil.
6. Consider adverse impacts to shoreline ecological functions in building, improving, or maintaining roads.
7. Re-landscape or replant land with native species if it has been scarred or it is necessary to remove natural cover due to road construction or improvements.
8. Require, to the extent feasible, that all new roads proposed near the shoreline are set back at least two hundred (200) feet from the OHWM.
9. Locate airports and air transportation facilities to minimize adverse impacts on shoreline and upland areas.

10. For each inhabited island, one (1) designated barge landing site and one (1) designated log dump is preferred over the development of multiple sites.
11. Locate and conduct the use of log transfer and barge landing sites and associated operations in a manner that will minimize adverse impacts on existing water quality, fish habitats and the shoreline environment in general.
12. The use of an unimproved shoreline area or development to create a usable log transfer or barge landing site should be subject to a conditional use permit.
13. To the extent feasible barge landing sites should be located where a single location can serve multiple users. Land access to such sites should be provided for community use in order to prevent unnecessary damage to shoreline resources caused by shoreline modifications required for the creation of multiple sites.
14. Continue to develop plans for transportation facilities that address forms of transportation that are not single occupant automobiles.

3.4.O.i Parking

Goals:

1. To ensure that parking lots will be compatible with neighboring uses and minimize adverse impacts to shoreline ecological functions.
2. To protect the County's limited supply of shoreline areas suitable for recreational use from inappropriate uses, such as parking areas.

Policies:

1. Parking lots should directly serve allowable shoreline uses and its design and location should be compatible with adjacent shorelines and properties.
2. Parking lots should be located, designed, constructed and operated in a manner that will minimize adverse impacts to water quality, aesthetics, public shoreline access, vegetation, and wildlife habitat, and minimize stormwater runoff, noise and glare.
3. Parking lots should serve more than one (1) use (*e.g.*, serving recreational use on weekends and commercial uses on weekdays) where possible.
4. Place parking lots inland, away from the water's edge and where necessary, screen parking lots to minimize their visual impact on shorelines, and include measures to control surface runoff and prevent pollution of nearby water bodies.
5. Encourage cooperative multiple use of parking lots in port areas.
6. Allow roadside view areas in suitable locations.

3.4.O.ii Circulation

Goal:

To develop safe and economical transportation systems that assure efficient movement of people, with minimum disruption of the shoreline ecological functions and minimum conflict between different types of users.

Policies:

1. Locate land circulation systems which are not shoreline-dependent as far from the shoreline as feasible to reduce conflicts with natural shoreline resources or other appropriate shoreline uses.

2. Acquire and develop physical and visual public access along shoreline public roads, including turnouts and viewpoints, where topography, views and natural features warrant acquisition.
3. Encourage the development of transportation alternatives to the automobile along the shoreline including bicycle facilities, pedestrian facilities and public transportation options.
4. Protect, manage, and enhance those characteristics of shoreline public roads that are unique or have historic significance or aesthetic quality; for the benefit and enjoyment of the public.

3.4.P Utilities and Capital Facilities

Introduction:

Utilities are services and facilities that produce, transmit, carry, store, process or dispose of electric power, telecommunications, oil, and gas. Utilities include small-scale distribution systems directly serving an allowed shoreline use such as power, telephone, water (including desalination and reverse osmosis facilities), onsite sewage disposal facilities and stormwater lines. Capital facilities are services and facilities for community water systems, and community sewage treatment facilities. The installation of utilities and capital facilities apparatus necessarily disturbs the environment but the adverse physical and visual impacts can be reduced by thoughtful planning and adherence to design criteria.

Goals:

1. To ensure necessary utility services may be provided to the citizens as efficiently and effectively as possible.
2. To ensure necessary utility services do not adversely impact the visual character of the shorelines.

Policies:

1. Require utilities and capital facilities necessary to serve shoreline uses to be properly installed so as to protect the shoreline and water from contamination and degradation.
2. Locate utilities, capital facilities, and associated rights-of-way outside of the shoreline area to the maximum extent possible, or locate them within existing transportation and utility sites, rights-of-way and corridors. Joint use of rights-of-way and corridors should be encouraged. When utility lines, connections and piping require a shoreline area location they should be placed underground or located so as to protect scenic views, whenever feasible. When feasible, desalination intake and discharge lines should be connected to existing docks, stairways, or other features as opposed to new and separate structures for these facilities.
3. Locate, or when necessary relocate, utilities and capital facilities so as not to require bulkheads and other hard shoreline stabilization structures. Utilities, capital facilities, and associated rights-of-way should be designed and located in a manner which preserves the natural landscape and shoreline ecology and minimizes conflicts with present and planned land and water uses.
4. Encourage utilities and capital facilities, including desalination and reverse osmosis systems, that will not impede public access to public tidelands or materially interfere with normal public use of public waters.
5. Restore shorelines to pre-project configurations and replant with native species upon completion of utility and capital facility projects.
6. Allow desalination of seawater for use by the owners of new or existing legally-created parcels provided that facilities are limited in scale and that cumulative impacts are assessed and mitigated where necessary.

7. Require a detailed assessment of conditions at the proposed location, and an environmental analysis of the impact of the project for desalination facilities with a seawater intake greater than one hundred thousand (100,000) gallons per day.
8. Locate and design all desalination and reverse osmosis production equipment and necessary pumping equipment, utility connections, and pipelines to blend in with the natural surroundings to the extent feasible to reduce visual impacts. Existing vegetation and terrain features should be used whenever possible for screening.
9. Prohibit use of wells with seawater intrusion as intakes for desalination or reverse osmosis systems.
10. Prohibit the discharge of brine upland of the OHWM by desalination or reverse osmosis systems.

3.5 SHORELINE MODIFICATION POLICIES

The following policies apply to all shoreline activities that modify the physical configuration or qualities of the shoreline area. Typically, activities are related to construction of a physical element such as a breakwater, dredged basin, or dike. Shoreline modification activities are usually undertaken in support of shoreline uses.

3.5.A Breakwaters, Jetties, and Groins

Introduction:

Breakwaters are protective structures which are normally built offshore to reduce or eliminate wave action and thus protect the shore immediately behind them. Breakwaters can be of either rigid or floating construction. Rigid breakwaters which are usually constructed of riprap or rock have both beneficial and detrimental effects on the shoreline. Rigid structures obstruct the free flow of sand along the coast and starve the downstream beaches. Floating breakwaters generally do not have the same negative effect on sand movement, but, with present construction techniques, cannot withstand extreme wave action and thus are of a limited usefulness in some locations.

Jetties and groins are structures designed to modify or control sand movement. Jetties are generally employed at inlets for the purpose of improving navigation. When sand being transported along the shoreline by waves and currents arrives at an inlet it flows inward on the flood tide to form an inner bar and outward on the ebb tide to form an outer bar. Both formations are detrimental to navigation through the inlet. In the process of protecting an inlet, a jetty impounds the sand which would otherwise supply the downdrift shores. This results not only in the starvation of the downdrift beaches but also in erosion of those beaches. Groins are barrier type structures extending from the backshore seaward across the beach which interrupt sand movement along the shore. The trapping of sand by a groin is done at the expense of the adjacent downdrift shore, unless the groin system is filled with sand to its entrapment capacity.

Goal:

To ensure that when necessary, breakwaters, jetties and groins are designed, located constructed, operated and maintained in a manner that results in no net loss of shoreline ecological functions.

Policies:

1. Construct breakwaters only where essential public and shoreline dependent uses are located seaward of the existing shoreline or where protection for the use from strong wave action is essential to ensure its longevity.
2. Preference should be given to proposals for floating breakwaters, as opposed to the rigid types, because of their lesser impacts on the circulation of water, sand movement and aquatic life.
3. Allow rigid breakwaters only where the design can eliminate the significant detrimental effects on water circulation, sand movement, and aquatic life.

4. Minimize the restrictions on the public use of the water surface resulting from the construction of breakwaters to the extent possible.
5. Encourage the multiple use of breakwaters in order to increase public access to and enjoyment of the shorelines.
6. Give careful consideration to the effect of proposed jetties and groins on fish and wildlife propagation, sand movement and on the scenic qualities of the shoreline.

3.5.B Boating Facilities and other Overwater Structures

Introduction:

Boating facilities and other overwater structures such as marinas, boat launches, covered moorage, boat houses, docks and piers, recreational floats, mooring buoys, marine travel lifts and railways, and other craft retrieval systems. Overwater structures support the marine transportation system and the commercial and recreational use of boats. They also can interfere with public use of public waters and tidelands and some can affect wave action, act as driftway barriers, disrupt aquatic and intertidal habitats, and affect water quality. Location and design considerations are important to minimize adverse impacts. These facilities may be used for a variety of commercial, industrial, recreational, and other purposes. Such facilities are subject to requirements for the type of use to be served as well as to the provisions of this section.

Goal:

To ensure that new boating facilities and other overwater structures are developed in a manner that results in no net loss of shoreline ecological functions.

Policies:

3.5.B.i General

1. Locate, design and construct overwater structures to protect all forms of aquatic, littoral or terrestrial life including animals, fish, shellfish, birds and plants, their habitats and their migratory routes.
2. Protect beneficial shoreline features and processes including erosion, littoral or riparian transport and accretion shoreforms, as well as scarce and valuable shore features including riparian habitat and wetlands.
3. Locate, design, configure boathouses, piers, ramps, and docks to both accommodate the proposed use and minimize obstructions to views from the surrounding area.
4. Design overwater structures to optimize the trade-offs between the number of boats served and the impacts on the natural and visual environments.
5. Consider the capacity of the shoreline site to mitigate the impact when permitting overwater structures.

3.5.B.ii Docks and Piers

1. Give preference to the use of mooring buoys over either piers or floating docks. Marinas are preferred to joint-use or community docks. Joint use or community docks are preferred to single family docks.
2. Give preference to the joint use of a single structure by several shoreline property owners, as opposed to the construction of several individual structures to spare San Juan County from the so-called "porcupine effect" created by dozens of individual private docks and piers on the same shoreline segment.
3. Give preference to the joint use of a single moorage facility by the owners of the land division lots or units, or by the homeowners association for that land division or multifamily residential development, rather than construction of individual moorage facilities. Individual docks and piers

should be prohibited, provided that the County may authorize more than one (1) moorage facility if a single facility would be inappropriate or undesirable given the specific site and marine conditions. Such developments should include identification of a site for a joint-use moorage facility and the dedication of legal access to it for each lot or unit. However, it should be recognized that identification of a site for a common moorage facility does not imply suitability for moorage or that moorage development will be approved.

4. Consider the capacity of the shoreline site to absorb the impacts of waste discharges from boats and gas and oil spills when evaluating every proposed dock or pier.
5. Encourage expansion or repair of existing facilities over construction of new docks and piers.
6. Encourage multiple-user docks through construction and dimensional incentives to reduce the demand for single-user docks.

3.5.B.iii Marinas

1. Discourage areas identified as hazardous due to storm tides, high winds, waves or flooding, for use as potential marina sites.
2. Discourage embayments with poor flushing action as marina sites.
3. Minimize the consumption of limited shoreline resources in marina development. To accomplish this as well as providing moorage opportunities for inland and shoreline residents, the following sequence is preferred:
 - a. The expansion of existing marinas over the addition of new marina sites;
 - b. The provision of a reasonable proportion of permanent moorage spaces to reduce the demand for, or proliferation of, individual docking facilities for numerous private, noncommercial pleasure craft; and
 - c. The use of boat launching ramps and dry storage of recreational boats as favorable alternatives to sheltered, year-around wet-moorage of watercraft.
4. Provide multiple use, and where practical, public access, in the design of every commercial marina.
5. Require installation and maintenance of boat sewage disposal (pump out) facilities in all marinas in convenient locations to all boaters.
6. Identify desirable marina locations based on environmental and population proximity considerations.
7. Do not allow covered moorages except where commercial construction or commercial repair of boats is the primary activity.
8. Live aboard vessels using overwater structures should be restricted to marinas and only allowed if they do not result in a net loss of shoreline ecological functions.

3.5.C Ports and Water-Related Port Facilities

Goal:

To ensure that ports and water related facilities are designed, located, constructed, operated, and maintained in a manner that results in no net loss of shoreline ecological functions.

Policies:

1. Encourage the master planning of port areas to streamline the permitting process and reduce the potential impacts on surrounding land uses. Prohibit piecemeal, uncoordinated development of port areas.

2. Locate, design and construct port docks and facilities to minimize their potential adverse impacts on other shoreline dependent uses.
3. Encourage cooperative multiple use of docking, cargo handling, and storage facilities in port areas.
4. Plan and design port facilities to include public facilities and to increase public access to the shoreline to the greatest degree feasible.
5. Encourage development which will enhance the commercial fishing industry in the County.

3.5.D Structural Shoreline Stabilization

Introduction:

Structural shoreline stabilization includes both hard and soft measures to minimize erosion and/or damage caused by waves, wake action, currents, and wind and drainage patterns of development upslope from the SMP jurisdiction.

Goal:

To ensure that hard structural shoreline stabilization measures are used to protect a shoreline structure only after all other feasible options have been evaluated.

Policies:

1. Locate, design, and construct bulkheads in a manner which will not result in adverse effects on nearby beaches or the shore process corridor and its operating systems, and which will minimize changes in the natural shoreline.
2. Design and locate bulkheads or other hard structural stabilization so as to minimize their impact on the scenic quality of the shorelines.
3. Consider the impact of a proposed bulkhead on public access to publicly owned shorelines.
4. Locate and design all new development to prevent the need for future shoreline stabilization measures and flood protection measures. Prohibit new development that requires shoreline stabilization.
5. Allow hard structural shoreline stabilization for prevention of imminent (within the next three (3) years) damage to primary structures existing on the date the SMP was adopted.
6. Use stabilization and protection methods and strategies which are more natural in appearance, are compatible with on-going shore processes, and more flexible for long-term stream way management, such as protective berms or vegetation over structural means such as bulkheads, concrete revetments or extensive riprap.
7. Allow hard structural solutions to reduce shoreline damage if it is demonstrated that non-structural solutions would not be able to achieve the same protective purpose.
8. Prefer sloping revetments to vertical bulkheads unless they are not feasible due to the destructive scouring impact of bulkheads on beaches.
9. Provide publicly financed or subsidized shoreline stabilization projects for long term multiple use and shoreline public access. Consider providing public, pedestrian shoreline access for low-intensity recreation.
10. Leave undisturbed natural features such as snags, stumps or uprooted trees which support fish and other aquatic systems, and which do not intrude on the navigational channel or threaten other allowed uses.

11. Require that aquatic habitats, existing water quality levels and flood holding capacities are maintained in all beach enhancement projects.
12. Use naturally regenerating enhancement systems if:
 - a. The length and configuration of the beach will accommodate such systems;
 - b. Such protection is a reasonable solution to the needs of the specific site; and
 - c. Shoreline Restoration/Enhancement will accomplish one (1) or more of the following objectives:
 - i. Protect the structure from damage;
 - ii. Recreate or enhance natural conditions;
 - iii. Create or enhance natural habitat;
 - iv. Mitigate erosion; and
 - v. Enhance public access to the shoreline.
13. Encourage supplementary beach nourishment where existing shoreline stabilization is likely to increase impoverishment of existing beach materials at or down drift from the project site.
14. Conduct an analysis of off-site and cumulative impacts for all proposed bank stabilization, restoration and enhancement, and flood protection activities. Such activities should be prohibited if they would result in beach or bank erosion along nearby shorelines.