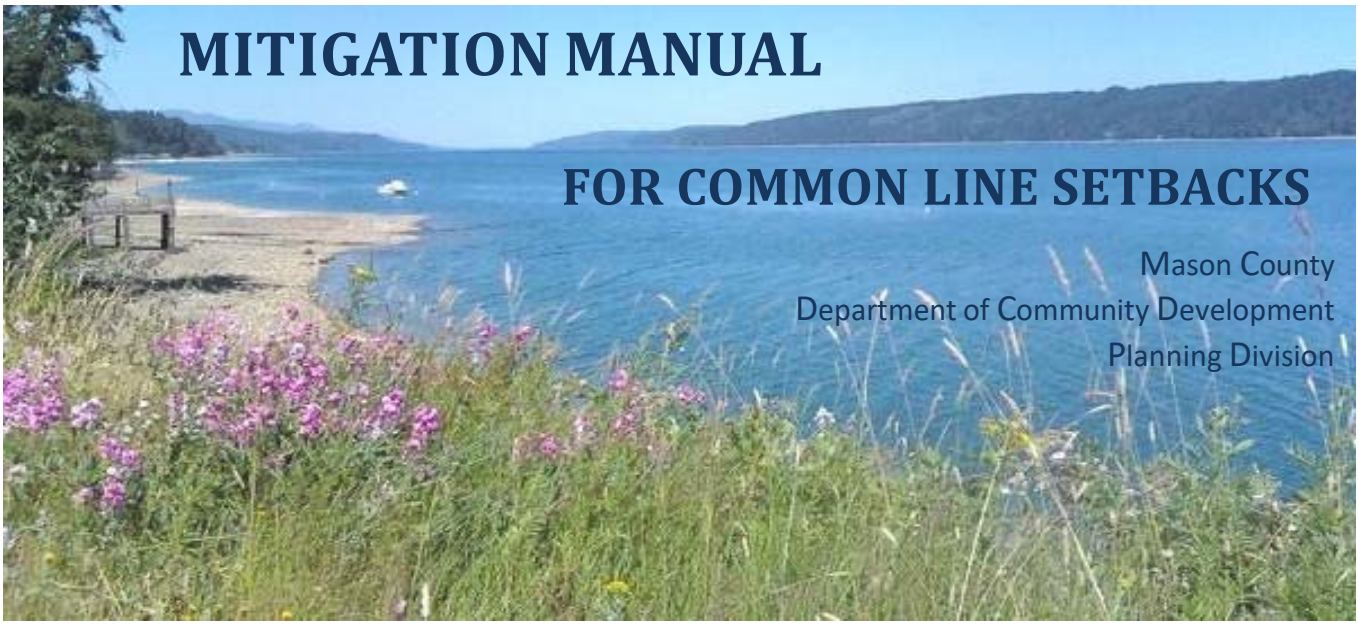
Resource Ordinance **APPENDIX B** (supplement for the Mason County Resource Ordinance FWHCA Chapter):



I. Introduction

Mason County contains several hundred miles of lake and saltwater shorelines that provide unique recreational, commercial, and scenic opportunities for residents and visitors while providing essential habitat functions for aquatic, avian, and terrestrial wildlife.

Without proper home siting and mitigation, single-family residential use can cause significant damage to the shoreline area and to existing neighboring properties through cumulative impacts from stormwater runoff, septic systems, shoreline armoring, and vegetation modification and removal. Therefore, in order to protect wildlife, shellfish beds, and scenic vistas, the Mason County Resource Ordinance as well as the County's Shoreline Master Program sets minimum habitat buffers and setbacks around our lakes and saltwater shorelines.

Single-family residential development is a preferred use of the state's shorelines, and many local jurisdictions, including Mason County, provide methods to reduce or extend shoreline setbacks for new single family residences that are adjacent to existing homes. In order to compensate for the resulting impacts to fish and wildlife, mitigation (usually in the form of planting vegetation) is necessary. Although buffer encroachments typically require mitigation, as detailed in a Habitat Management Plan (MCC 8.52.170.I) prepared by a qualified biologist, **this manual provides a low cost alternative by outlining the requirements for a Common Line Mitigation Plan that may be prepared by the property owner or designee**.

II. Standard Buffers and Setbacks

The Fish & Wildlife Habitat Conservation Areas Chapter of the Mason County Resource Ordinance (RO) and the Mason County Shoreline Master Program (SMP) assign minimum habitat buffer widths and standard structural setbacks to lakes and saltwater shorelines (see Table B-1&2 below).

Vegetated buffers intercept, infiltrate, and purify runoff; provide habitat to terrestrial, avian, and aquatic wildlife; and reduce erosion. Development activities including filling or excavating; surfacing with gravel or concrete; siting or constructing structures, retaining walls, or septic tanks and drainfields; and cutting or otherwise harming trees, shrubs, or native herbaceous vegetation should be avoided. When site conditions prevent the ability to develop outside of the buffer, compensatory mitigation such as planting native vegetation is required.

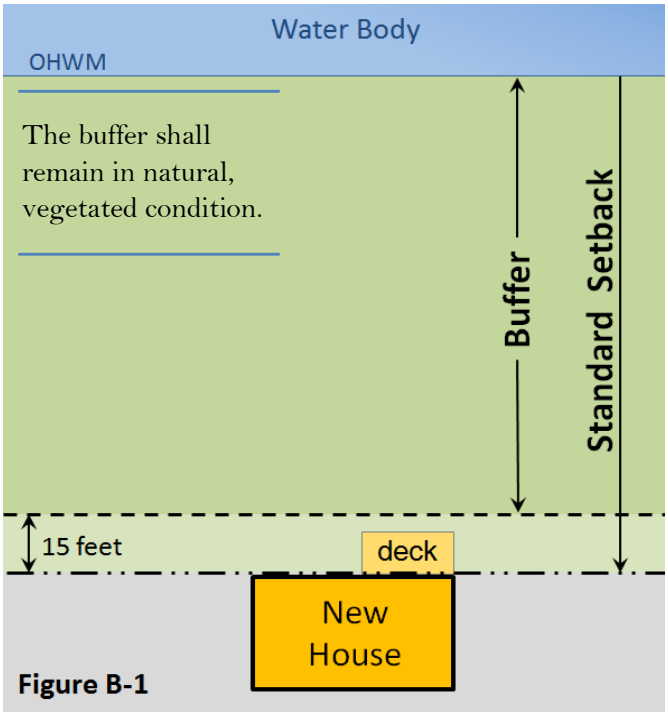


Figure B-1

A shoreline or critical area setback is the distance from a critical area beyond which a structure shall not extend. The standard setback is at least 15 feet greater than the buffer widths found in Table B-1 and B-2. Most residential lots will have a Residential Shoreline Environmental Designation, and therefore a buffer of 100 feet and a standard setback of 115 feet. The landward-most15 feet of the setback may be cleared, graded, or landscaped and may contain a 200 square foot (maximum) uncovered deck, provided the deck floor is no more than one foot above average grade.

The minimum buffers and setbacks are measured horizontally from and perpendicular to the **Ordinary High Water** Mark (OHWM) or from the bank's most landward edge, whichever is greater. Click on the link in this paragraph for more information.

Table B-1: Lakes* - Buffers and Setbacks

Vegetated Buffer	100'
Setback	115'

** lakes that are 20 acres or greater*

Table B-2: Saltwater - Buffers and Setbacks

Shoreline Environmental Designations-->	Commercial	**Residential**	Rural	Conservancy	Natural
Vegetated Buffer	50'	**100'**	100'	150'	150'
Structural Setback	65'	**115'**	115'	165'	165'

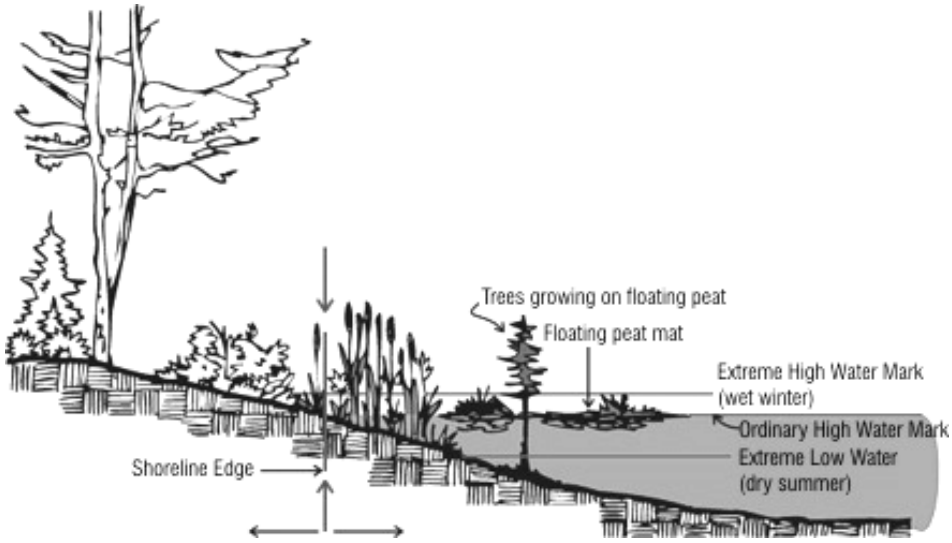


Figure B-2

If you are unable to determine the OHWM, you will need to apply to Mason County Department of Community development for a Site Pre-Inspection or you may choose hire a Fish and Wildlife Professional to prepare a Habitat Management Plan in lieu of the Common Line Mitigation Plan.

Definition of 'ordinary high water mark': The mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the department.

III. Common Line Setback Reduction

The Resource Ordinance and Shoreline Master Program contains an administrative process, termed **"Common Line," for reducing setbacks for single-family residential development on lakes and saltwater**. However, before planning for your development to be near to the shoreline, you should consider other potential factors such as floodplains (and resulting flood insurance costs and floodplain construction standards), Landslide Hazard Area buffers and setbacks, as well as buffers and setbacks for streams and wetlands. If there is a possibility that a floodplain, stream, landslide hazard area, or wetland is adjacent to your proposed development, it is recommended that you apply for a Site Pre-Inspection at the Mason County Permit Assistance Center in Building 8.

The FWHCA Chapter (MCC 8.52.170.D.3.b) of Mason County's Resource Ordinance allows for reduced setbacks (without a Variance) for single family residential development on shoreline lots created prior to December 5, 1996. This reduced setback is based on existing development on neighboring properties.

Uncovered Deck Allowance: Up to 200 square feet of uncovered deck may project up to 15 feet waterward of the common line. A guard railing shall not exceed the minimum height required by building code.

Where existing residences are on both sides of and within one hundred fifty feet of the lot line of the subject lot, the setback on the subject lot is determined by an imaginary common line drawn across the subject lot that connects the shore-side roof lines of the adjacent existing residences (Figure B-3 and Figure B-4).

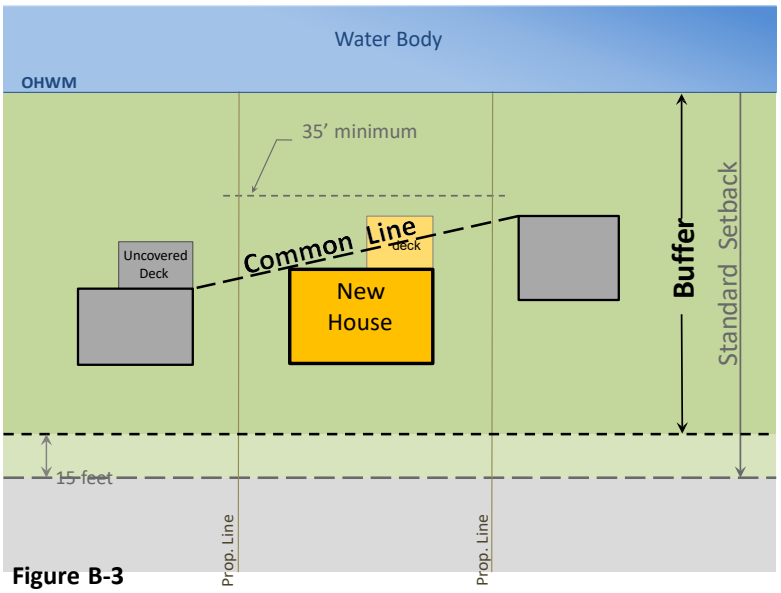


Figure B-3

The reduced setback may not be less than 35 feet from the Ordinary High Water Mark.

Except for the 200 square foot uncovered deck allowance, locating a structure within the 35 foot setback requires a Variance Application (with a Public Hearing and a Habitat Management Plan).

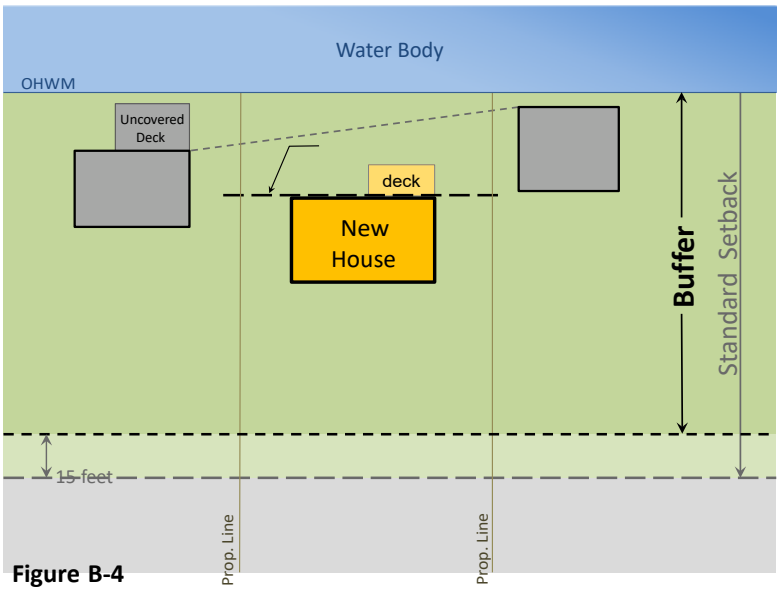


Figure B-4

Where an existing residence is only on one side of (and within one hundred fifty feet of the lot line of the subject lot), the setback on the subject lot is determined by an imaginary common line drawn from the shore-side roof line of the existing residence and across the subject lot to a point which is the standard setback from the OHWM along the far lot line of the subject lot (Figure B-5).

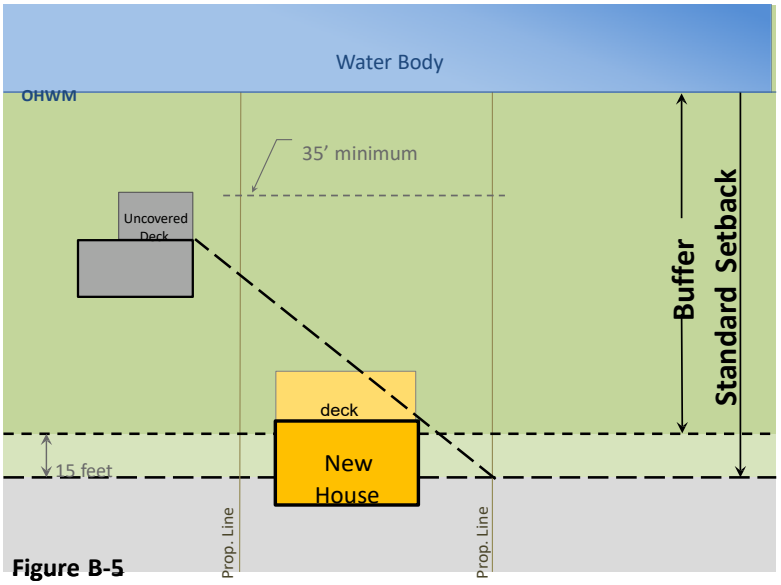


Figure B-5

If the shoreline has a high degree of curvature, the average set back from OHWM of the two existing residences may be used rather than the imaginary line between the rooflines (Figure B-6).

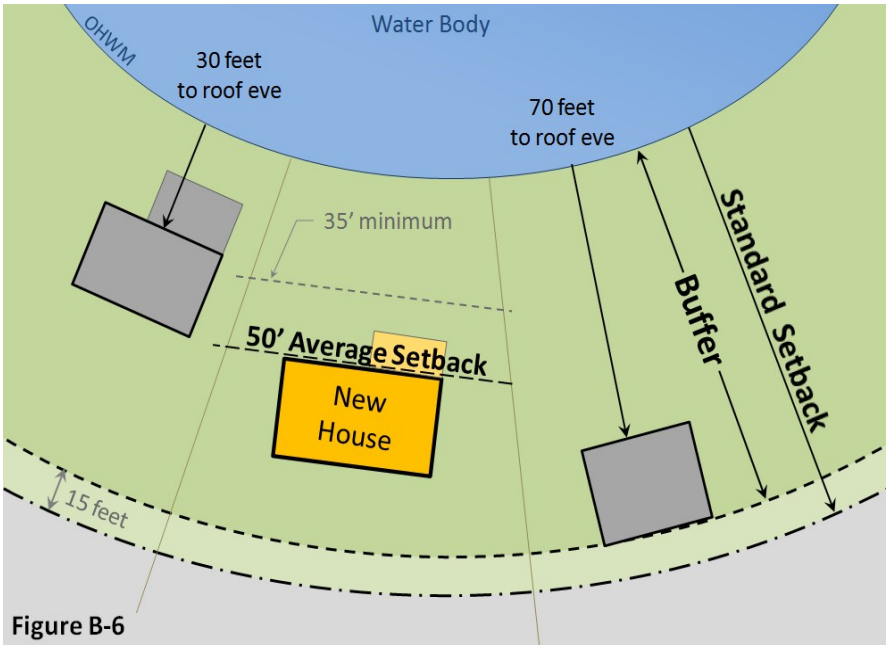


Figure B-6

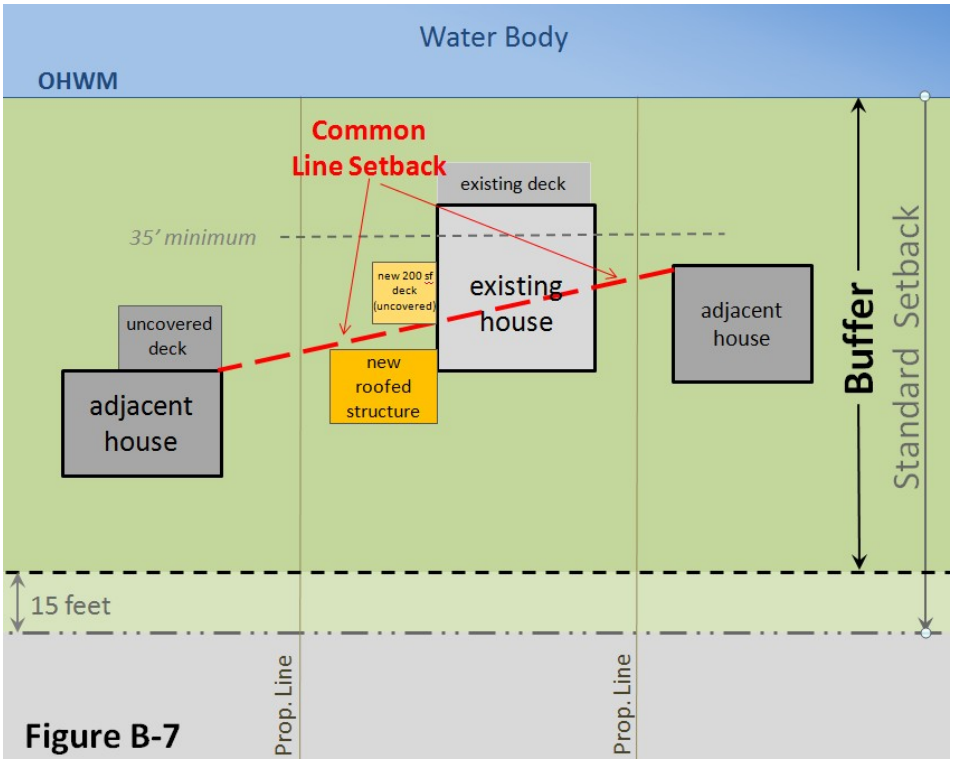


Figure B-7

Additions

The common line and minimum 35 feet also applied to additions, both attached and unattached (Figure B-7).

Replacements

Replacement of a legal non-conforming structure, which does not conform to the common line setbacks, is allowed provided the replacement is within the preexisting footprint. See MCC 8.52.170 for more details.

When the resulting common line setback is less than the standard setback (shown in Table B-1), a **Common Line Mitigation Plan** shall demonstrate that mitigation will be provided to offset the potential impacts (resulting from the proposed development and use) to wildlife habitat. Areas within the buffer shall not be cleared or otherwise disturbed until a Common Line Mitigation Plan (with associated permits) has been approved by the Department of Community Development.

IV. Mitigation Standards

1. A **Common Line Mitigation Plan** that meets the standards herein may be prepared by the property owner or applicant, however it is recommended that the applicant enlist the services of the Mason Conservation District or that the applicant hire a landscape professional to prepare the Common Line Mitigation Plan.

> The applicant has the option to submit a more detailed **Habitat Management Plan** prepared by a Fish and Wildlife Professional, as long as it meets the standards in MCC 8.52.170(J). Where a Habitat Management Plan (MCC 8.52.170.J) demonstrates no net loss of shoreline ecological functions, mitigation may differ from subsection V below.

2. Mitigation is not required for development that is outside of critical area buffers. However, other applicable critical area, shoreline management, and stormwater management standards still apply.

3. Based on required mitigation per this manual, a combination of mitigation options may be utilized to achieve no net loss of shoreline ecological functions. In-kind measures are preferred over out-of-kind measures. The following mitigation options (approved by the Department on a case by case basis) may be utilized, where appropriate:

   a. Transfer of Development Rights, if applicable and if available.

   b. Off site in-lieu fee (if available).

   c. Documented restoration activities that have occurred on the property within five years of the shoreline development or redevelopment.

   d. Other options from the Mason County Shoreline Restoration Plan.

   e. Other options identified in the City of Seattle's "Green Shorelines: Bulkhead Alternatives for a Healthier Lake Washington," or other guidance that provides options to achieve no net loss of shoreline functions.

4. **Best Management Practices:** Refer to *Appendix C of the Mason County Resource Ordinance* and to the *Stormwater Manual for Western Washington* for additional construction best management practices. However, the recommendations in Appendix C for size of plants at time of installation and the densities for planting do not apply to the Common Line Mitigation Plan.

5. **Mitigation Locations**:

a. Planting or other mitigation options shall occur adjacent and parallel to the OHWM of the shoreline as a first preference.

b. Depending on site conditions, mitigation may be allowed away from the shoreline edge and outside of the buffer, if the actions would achieve greater ecological benefit or if the area adjacent to the shoreline already contains native vegetation or mature non-native trees or shrubs.

c. Mitigation areas may be dispersed within the buffer, as long as the areas closest to the shoreline are preferred and the required number of plants is installed (see the "Mitigation Area Ratios" section above).

7. **Vegetative Planting Requirements**:

a. *Timing*: Although most earthwork activities should be implemented during the driest season of the year to minimize the risk of erosion-related impacts, installing vegetation should occur during winter dormancy. If the planting cannot be completed prior to the construction of the home, the planting should occur the first late Fall/Winter/early Spring (October through March) following issuance of the building permit occupancy, provided that within two months of installation, a letter shall be submitted to the Department stating the mitigation has been complete.

This letter shall be signed/dated and contain the associated parcel number, address, and permit number and shall be accompanied by one or more photos and receipts for plants. If the required mitigation has not been completed within one year of occupancy, an enforcement case will be opened, fines may be imposed, and a public hearing may be scheduled.

b. *Soil Preparation*: Construction activities usually leave site soils badly compacted. But the grading contractor can efficiently decompact the soil as the machinery leaves the site, possibly mixing in amendments at the same time. The soil should be decompacted at least 12" deep. Once a site has been decompacted, do not allow heavy machinery back on it.

c. *Mulching*: Mulch reduces evaporation of moisture from the soil, reduces soil erosion and compaction, reduces weed growth, insulates the soil from heat and cold, and eventually provides nutrients and organic structure to the soil. Three (3) to four (4) inches of organic mulch such as wood chips, straw, or leaves shall be distributed over the planting area (but not within 2 inches of the stems/trunks of the planted vegetation). Or 2 inches of compost followed by 2 inches of mulch may be applied to the area. Plastic or other inorganic material shall not be used as mulch or as weed barriers.

d. *Plant Species*: See the "Planting Densities and Species" in subsection VI below.

e. *Maintenance*: The vegetated mitigation areas are intended to be protected and maintained in perpetuity, although future alterations may be allowed with an approved Habitat Management Plan and associated permitting. Installed plants that die shall be replaced the following rainy season with live native species that are within or (or above) the same height class. The vegetative mitigation area shall not be mowed or weed-wacked, and pesticides/herbicides shall not be used. If non-native grasses crowd out native plants, they may be pulled out and replanted with native grasses, ferns, and other groundcovers. If the required mitigation has not been maintained, an enforcement case will be opened, fines may be imposed, and a public hearing may be scheduled.

V. Mitigation Area Ratios

Based on the dominant character of the vegetation that will be cleared and/or developed, different ratios of required cleared areas to planting areas are required. The following mitigation ratios shall apply to single-family residential development utilizing the common line reduced setback provisions provided in the FWHCA Chapter (17.01.110.D.2) of Mason County's Resource Ordinance.

1. **Planting Native Vegetation**:

   a. If the development area[1] within the buffer is predominantly lawn or clear of shrubs and trees, the minimum required planting area is equal to **one half (1:1/2)** of the cleared area within the buffer. See Figure B-8.

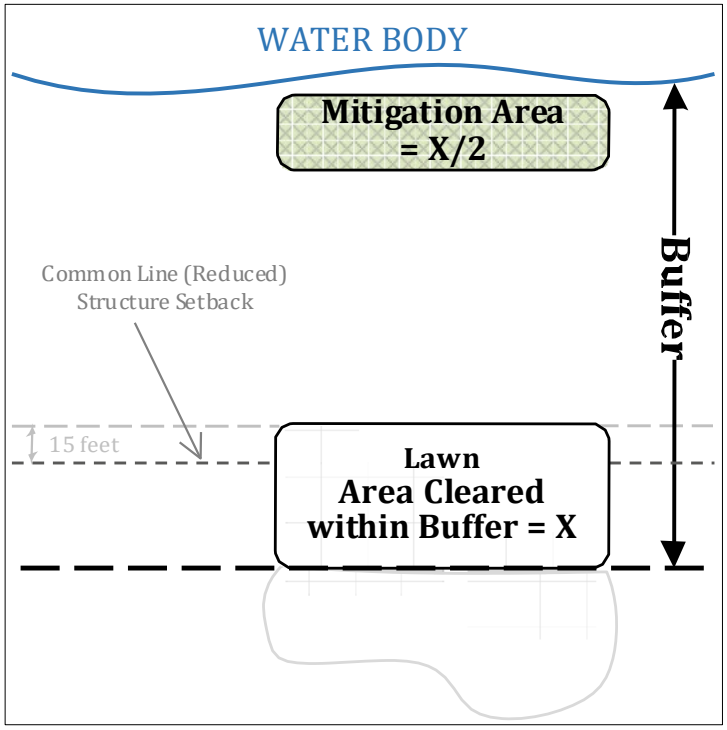


Figure B-8: Mitigation for Clearing Lawn or No Vegetation within the Buffer

   b. If the development area within the buffer is predominantly covered with non-native shrubs or trees, the minimum required planting area is **equal (1:1) to** the cleared area within the buffer. See Figure B-9.

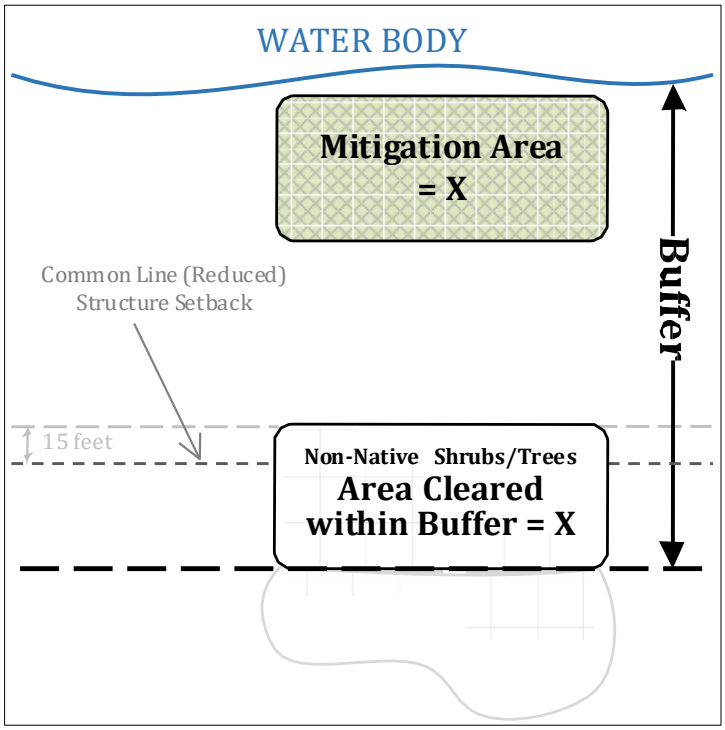


Figure B-9: Mitigation for Clearing Non-Native Vegetation within Buffer

[1] "Development area" is defined as the area where development activities will take place. Development activities include grading (filling, excavation, etc.) clearing, and the construction or the siting of structures.

c. If the development area within the buffer is predominantly covered with native shrubs and/or trees, the minimum required planting area is equal to **twice (1:2)** the cleared area. See figure B-10.

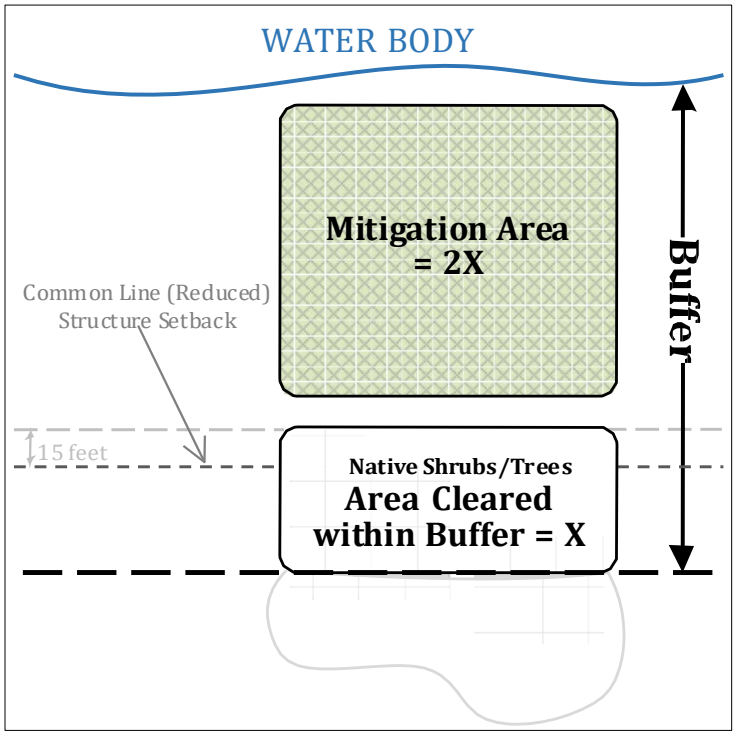
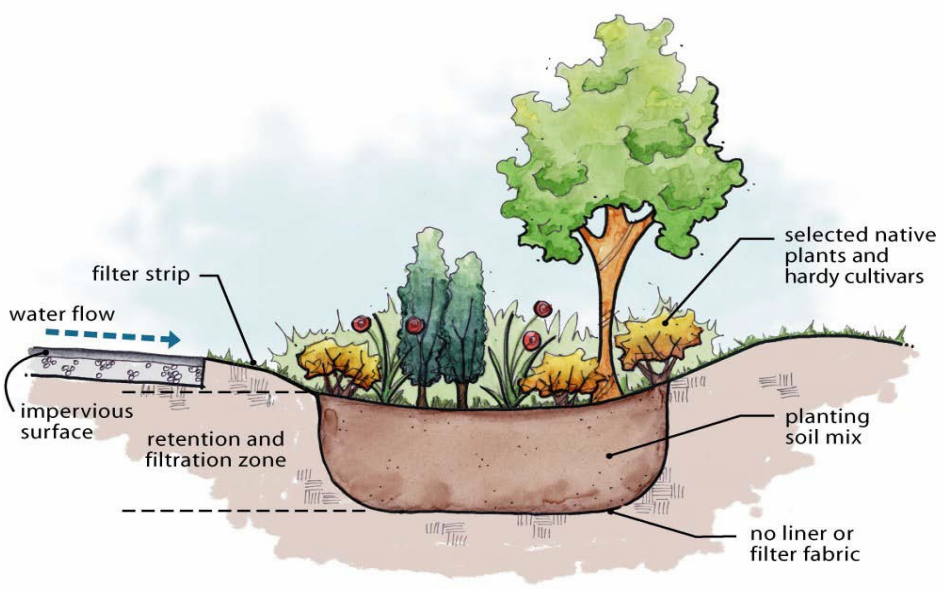


Figure B-10: Mitigation for Clearing Native Vegetation within the Buffer

2. **Rain Garden Option**: Rain garden installation may be utilized in lieu of the above replanting specifications. It is recommended that rain gardens be designed and installed by a landscape architect, the Mason Conservation District, or another professional trained in rain garden construction. The professional shall prepare, sign, and date the Common Line Mitigation Plan and agree to install the rain garden(s).



Rain gardens may not be appropriate in all locations due to soil type or slope. For additional guidance, see *Rain Garden Handbook for Western Washington: A Guide for Design, Installation, and Maintenance*, Washington State University Extension, 2013.

VI. Planting Densities & Species

Planting should incorporate multiple heights (multi-storied) and at least 5 different species of vegetation. At least 25 percent of the mitigation shall consist of a, b, and/or c below. See Table B-3 on the next page.

a. *Large Trees*. The following trees can reach a height of 75 or more feet at maturity and shall be planted at a density of 15 feet on-center: Big Leaf Maple, Black Cottonwood, Douglas Fir, Grand Fir, Oregon White (Garry) Oak, Red Alder, Sitka Spruce, Western Hemlock, Western Red Cedar, and Western White Pine.

b. *Small Trees.* The following trees can reach a height between 25 and 74 feet at maturity and shall be planted at density of 12' feet on-center: Bitter Cherry, Black Hawthorn, Cascara, Oregon Ash, Pacific Crabapple, Pacific Dogwood, Shore Pine, Vine Maple, Pacific Willow, and Scouler's Willow.

c. *Large Shrubs*. The following shrubs can reach a height between 9 and 24 feet at maturity and shall be planted at a density of 8 feet on-center: Sitka Willow, Western Service Berry (tree), Beaked Hazelnut, Oceanspray, Orange Honeysuckle, Indian Plum, Pacific Ninebark, Blue and Red Elderberry, Pacific Rhododendron, and Red Osier Dogwood.

d. *Small Shrubs*. The following shrubs reach a height between 5 and 10 feet at maturity and shall be planted at a density of 5 feet on-center: Baldhip Rose, Black Twinberry, Clustered Wild Rose, Evergreen Huckleberry, Hairy Manzanita, Mock Orange, Nootka Rose, Oregon Grape (tall), Red Flowering Currant, Red Huckleberry, Salal, Salmonberry, Snowberry, Spirea, Thimbleberry, Wild Blackberry, and Kinnikinnick.

e. *Ferns*. Deer, Lady, Maidenhair, and Sword Ferns shall be planted at a density of 3 feet on-center.

f. *Grasses and Groundcovers*. The following species shall be planted at a density of 1 1/2 feet on-center or less: Bunchberry, Deerfoot/Vanilla leaf, False Lily of the Valley, False Solomon's Seal, Pacific Bleeding Heart, Western Trillium, and Wild Ginger. Native grasses, sedges and other native species may be planted after showing that the site conditions are suitable for the species.

Table B-3: Native Plant Species for Mitigation

		Common Name	Deciduous	Evergreen	Dry	Moist	Wet	Sunny	Part Shade	Shady	Other	Height
LARGE TREES	SPACE 15 FEET APART	Big Leaf Maple	X		X	X		X	X			70
		Black Cottonwood	X			X	X	X	X		Roots can invade pipes.	150
		Oregon White (Garry) Oak	X		X	X		X	X			75
		Red Alder	X		X	X	X	X	X			75
		Douglas Fir		X	X	X		X	X			175
		Grand Fir		X	X	X		X	X	X		175
		Sitka Spruce		X		X	X	X	X			155
		Western Hemlock		X		X			X	X		255
		Western Red Cedar		X		X	X		X	X		200
SMALL TREES	SPACE 12 FEET APART	Bitter Cherry	X		X	X		X	X			35
		Cascara	X		X	X	X	X	X	X		35
		Oregon Ash	X			X	X	X	X			60
		Pacific Crabapple	X			X	X	X	X			40
		Pacific Dogwood	X			X			X	X		25
		Vine Maple	X		X	X		X	X	X		25
		Willow, Pacific	X			X	X	X	X			50
		Willow, Scouler's	X		X	X		X	X			23
		Black Hawthorn		X		X	X	X	X		Large thorns.	25
		Shore Pine		X	X	X	X	X	X		Salt tolerant.	33
LARGE SHRUBS	SPACE 8 FEET APART	Beaked Hazelnut	X		X	X		X	X	X		20
		Elderberry, **B**lue and **R**ed	X		X	X		R	X	X		20
		Indian Plum	X		X	X		X	X	X		11
		Oceanspray	X		X	X		X	X			15
		Orange Honeysuckle	X		X			X	X			15
		Pacific Ninebark	X			X	X	X	X	X		10
		Red Osier Dogwood	X			X	X	X	X	X		15
		Service Berry/Saskatoon	X		X	X		X	X	X		11
		Willow, Sitka	X			X	X	X	X			15
		Pacific Rhododendron		X		X		X	X	X		9
SMALL SHRUBS	SPACE 5 FEET APART	Black Twinberry/Bearberry Honeysuckle	X			X	X		X	X		5
		Huckleberry, Red	X		X	X			X	X		7
		Mock Orange	X		X	X		X	X		Fragrant.	8
		Roses: Baldhip, Clustered, Nootka	X		X	X	X	X	X		Prickly.	7
		Red Flowering Currant	X		X	X		X	X			8
		Salmonberry	X			X	X	X	X	X	Thorns.	7
		Snowberry	X		X	X	X	X	X			4
		Spirea	X			X	X	X	X			6
		Thimbleberry	X		X	X		X	X	X		6
		Wild Blackberry	X		X			X	X	X	Prickly. Trailing.	
		Hairy Manzanita		X	X			X				7
		Huckleberry, Evergreen		X	X	X			X	X		4
		Kinnikinnick		X	X			X			Trailing.	
		Oregon Grape, Tall		X	X	X		X	X	X		6
		Salal		X	X	X		X	X	X		5
GROUNDCOVERS	3'	Ferns: Deer, Lady, Maidenhair, Sword.	L	D S	L S	X	D M	L	X	X		
		Oregon Grape, Low		X	X	X		X	X	X		
	1 1/2' OR LESS	Deerfoot/Vanillaleaf	X			X			X	X		
		False Lily of the Valley	X	X	X	X			X			
		False Solomon's Seal	X			X			X	X		
		Pacific Bleeding Heart	X		X	X			X	X		
		Western Trillium	X			X				X		
		Native grasses, sedges, and other natives										

VII. Common Line Mitigation Plan

The Common Line Mitigation Plan (CLMP) prepared by the property owner or designee shall be submitted to the Department of Community Development (together with the Building Permit Application or Land Modification Permit Application) on letter (8 ½ by 11"), legal (8 ½ by 14"), or 11 by 17" sized paper and shall contain the following two pages (see example in Exhibit 1):

*The **first page** shall be a **mitigation site plan** that contains the following elements:*

1. Location of the proposed development site including the address and parcel number.

2. Title "Common Line Mitigation Plan," the North arrow, the scale (1" equals 10, 20, 30, 40, or 50') that the site plan has been drawn to, and "Page 1 of 2."

3. Adjacent road and shoreline water body shall be depicted and labeled. Clearly show the Ordinary High Water Mark (or bulkhead, if one exists). If you are unsure of where the Ordinary High Water Mark is located, either be conservative (show it more upland than where you suspect it is) or schedule a site pre-inspection at the Mason County Permit Assistance Center.

4. Any streams, wetlands, and steep slopes shall be depicted clearly.

5. Existing development including buildings, driveway, bulkhead, retaining wall, dock, septic drainfield, etc. If a structure will be demolished or removed prior to construction of the new home, do not draw it on this site plan, but instead include the information on the second page.

6. In a different color ink (or highlight), show the proposed development including the maximum development area (envelope), septic drainfields, retaining walls, fences, driveway and other impervious surfaces (including graveled areas), and the footprint of the buildings including decks and porches. Roof eves shall be depicted with a solid line and uncovered deck shall be depicted with a dashed or dotted line.

   Note: The side yard and front yard setbacks should comply with zoning codes (MCC Title 17) and should match the site plan submitted for the building permit application.

7. The common line (or average setback) as determine using the "Common Line Setback" section above or as determine from a Planning Department Site Pre-Inspection (recommended).

8. The required habitat buffer (100 feet from the OHWM on all lakes and on most saltwater except those designated as Commercial, Conservancy, or Natural). See the table on page 2.

9. The mitigation/enhancement area(s). This should be located adjacent and parallel to the OHWM of the shoreline as a first preference. Other locations may be allowed to protect existing mature trees and shrubs or existing legally established structures.

10. Printed and signed/dated name of each property owner.

*The **second page** shall contain the following:*

The percentages of mitigation that you prefer for each size category (note: higher densities are required for plants that reach smaller heights at maturity). Round to the nearest 5%. Letters a, b and c shall total to at least 25% and a-f shall total to 100%. This second page should also include the name and the quantity of each plant proposed.

VIII. Review of Common Line Mitigation Plans

1. Upon the submittal of a Building Permit Application along with a Common Line Mitigation Plan (CLMP) and the review fee (HMP fee as adopted by ordinance), the County may use any available aerial photos to gauge the pre-existing conditions or may inspect the site to confirm that the CLMP correctly documented the preexisting conditions.

2. If the Department of Community Development deems the plan to be incomplete, inaccurate, or ineligible, the application will be placed on 'hold' and the applicant will be notified of the items that are needed before development review can proceed.

3. If the applicant has submitted two successive CLMP's that are illegible or lacking the required information, the applicant will be required to hire the Mason Conservation District or a landscape professional to submit a plan that meets the above requirements, install the plants, and maintain the enhanced area (for at least three years). Or, the applicant can choose to hire a Fish and Wildlife Professional to prepare a Habitat Management Plan (per MCC 8.52.170.J).

4. The Department will inspect the proposed development site prior to approving the CLMP and prior to permit issuance. The Department will decide if the proposed development area within the buffer would qualify for 1:1/2, 1:1, or 1:2 mitigation planting.

5. Areas planted for mitigation are subject to final approval by the Department and must be recorded with the County Auditor on a Notice on Title, or other similar document, prior to approval of the project. Areas planted for mitigation are intended to be protected in perpetuity, although future alterations may be allowed with an approved mitigation plan.

6. The pertinent application will be conditioned for the minimum planting area; the minimum number of native trees, shrubs, ferns, and/or grasses to be planted; and the maximum development area within the buffer.

IX. Additional Resources

PUBLICATIONS

"**A Guide to Stream Corridor Revegetation in Western Washington**," Washington Department of Ecology and Washington State Conservation Commission.

"**Grow Your Own Native Landscape – A Guide to Identifying, Propagating & Landscaping with Western Washington Native Plants**," Leigh, Michael. Native Plant Salvage Project, Washington State University Cooperative Extension, Thurston County, revised edition June 1999. WSU-CE order number MISC 0273.

"**Restoring the Watershed: A citizen's guide to Riparian restoration in Western Washington**," Pub OE95-11. Revised December 1997. Washington Department of Fish and Wildlife.

"**Rain Garden Handbook for Western Washington: A Guide for Design, Maintenance, and Installation.**," Washington State University Extension. June 2013. https://apps.ecology.wa.gov/publications/publications/1310027.pdf

"**Slope Stabilization Erosion Control Using Vegetation: A Manual of Practice for Coastal Bluff Property Owners**," Pub #93-30, May 1993, WA Department of Ecology. https://apps.ecology.wa.gov/publications/documents/9330.pdf

"**Vegetation Management: Guide for Puget Sound Bluff Property Owners**," Pub #93-31, May 1993, WA Department of Ecology. https://apps.ecology.wa.gov/publications/documents/9331.pdf

"**At Home with Wetlands**," Pub #90-31, WA Department of Ecology. https://apps.ecology.wa.gov/publications/documents/9031.pdf

"**Low Impact Development: Technical Guidance Development for Puget Sound**," December 2012. Washington State University Cooperative Extension & Puget Sound Partnership.

"**Drainfield Landscaping and Planting**," (Flyer) Washington State University Cooperative Extension.

"**Landscaping Septic Drain Fields: Do's and Don'ts for Planting on Drain Fields**" (Flyer) Washington State University Kittitas County Extension. https://s3.wp.wsu.edu/uploads/sites/2080/2014/02/Landscaping-Septic-Drain-Fields11.pdf

"**Streamside Planting Guide for Western Washington**," Pierce and Cowlitz County Conservation Districts, and Harza Northwest Inc. https://s3.wp.wsu.edu/uploads/sites/2079/2015/06/streamside-planting-guide-for-western-washington.pdf.

"**Green Shorelines: Bulkhead Alternatives for a Healthier Lake Washington**," City of Seattle Department of Planning and Development. http://www.seattle.gov/dpd/cms/groups/pan/@pan/documents/web_informational/dpdp025742.pdf

Landscaping with Native Plants in the Inland Northwest. Fitzgerald, Tonie Jean. Washington State University Cooperative Extension, revised June 2003 (6/2000). WSU-CE order number MISC 0267. 35 pgs.

WEBSITES

WSU Extension's Website: Gardening in Western WA http://gardening.wsu.edu/home/.

Rain Gardens. http://www.12000raingardens.org/index.phtml

Washington Native Plant Society's Website. Native Plants for Western Washington Gardens and Restoration Projects. https://www.wnps.org/plants

King County's Website. Create Your Own Native Plant Landscape: http://green.kingcounty.gov/gonative/

Shore Stewards' Website. https://soundwaterstewards.org/web/

Greenbelt Consulting's Website. www.greenbeltconsulting.com/index.html

LOCAL AGENCIES

Mason County WSU Extension. Provides guidance, design, sometimes funding for restoration projects.
https://extension.wsu.edu/mason/
303 N 4th Street, Shelton, WA 98584-3417
Phone: (360) 427-9670

Mason County Department of Community Development. Provides local development and permitting requirements.
615 W. Alder Street, Shelton, WA 98584
Phone: (360) 427-9670 Ext. 352

Mason Conservation District. Provides guidance, design, sometimes funding for restoration projects. Annual native plant sale.
www.masoncd.org/
450 W Business Park Road, Shelton, WA 98584 Phone: (360) 427-9436