

SEPA ENVIRONMENTAL CHECKLIST

2016-2036 Mason County Comprehensive Plan Update & Regulatory Revisions

Fall 2017

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INTRODUCTION: 2016-2036 Mason County Comprehensive Plan Objectives & Alternatives

OVERVIEW

Washington State Growth Management Act (GMA) emphasizes and SEPA requires the use of objectives as an important means of formulating and evaluating the proposed Comprehensive Plan. Mason County's Vision Statement and goals, as stated through the Countywide Planning Policies, provided the framework for developing the County's Major Plan Objectives. A more detailed discussion of objectives, as well as the foundational Countywide Planning Policies, can be found in Chapter 2 of Mason County's Comprehensive Plan.

Mason County's draft Comprehensive Plan and Programmatic Environmental Impact Statement (EIS) present and evaluate three alternatives and a preferred alternative to determine which alternative(s) can feasibly attain the community's objectives. Mason County's approach complies with GMA requirements to develop a plan consistent with our local planning goals, and SEPA's requirements to describe and evaluate plan alternatives based on these local goals and objectives.

PLAN OBJECTIVES

Mason County's Planning Advisory Committee used the County Vision Statement, goals, and new statutory requirements to define a workplan outlining objectives for this 2016-2036 Comprehensive Plan update. The objectives were kept manageable by a commitment to fully address the mandatory requirements of GMA. In other words, focusing this plan update on establishing a solid foundation in planning for the County to build on as it plans for growth in the next 20 years was the priority. These foundational objectives or themes include:

1. *Enhance economic opportunity*
Appropriate regulation of land use and development throughout the County to encourage economic expansion, the creation of high paying jobs, and broadening the County's tax base. Further, use appropriate regulation of land use and development of lands adjacent to Resource Lands to help encourage the long-term viability of Mason County's resource-based economy.
2. *Promote housing choices*
Appropriate land use and development regulations throughout the County to maintain affordable land, housing, and public services.
3. *Value communities and neighborhoods*
Use of flexible land use and development regulations and management practices, such as performance zoning, to preserve personal property rights and promote well-designed development, especially in the urban growth areas and areas of more intense development.
4. *Protect Water Quality and Quantity*
Appropriate regulation of land use and development throughout the County to maintain water quality, protect stream flows and maximize groundwater re-charge. This includes

coordination with tribal nations and other agencies and organizations responsible for protecting water resources.

5. *Maintain rural quality of life – tranquility*

Appropriate regulation of land and development throughout the County to maintain the sense of community, safety, peace, and lack of crowding. New development should consider on site views of trees and water and use the natural environment to buffer/screen one home from another.

PLAN ALTERNATIVES

Comprehensive Plan alternatives were part of a decision-making process that began with Visioning and progressed through development of goals, and our plan objectives. After revising each element of Mason County’s Comprehensive Plan, the Planning Commission developed three alternatives to be advanced for SEPA analysis in the draft Plan and programmatic EIS, including:

- 1) **Low growth and development** in all jurisdictions within Mason County (Source: Washington Office of Financial Management)
- 2) **Mid-range growth and development** in all jurisdictions within Mason County (Source: Washington Office of Financial Management).
- 3) **Mid-range+ growth and development** in all jurisdictions within Mason County, except Shelton and Shelton Urban Growth area which grow at a faster rate (Source: Washington Office of Financial Management and City of Shelton).
- 4) **High growth and development** in all jurisdictions within Mason County (Source: Washington Office of Financial Management)

Initially, the Mason County Planning Commission considered a broader range of alternatives for the County’s draft Plan and Programmatic EIS. Those alternatives included “No Action” as required by SEPA. Through an assessment process that evaluated the alternatives based on Mason County’s Vision Statement, community goals, and major plan objectives, the Planning Commission refined the range alternatives into three for further analysis and discussion. It was the desire of the Planning Commission to produce a working plan that would have clear implementation steps and a solid foundation in historic population growth. They did not want a wish list of projects or to establish unachievable goals they could not measure.

The process included consideration of alternative approaches to the designation and location of Urban Growth Areas and Rural Lands including areas of more intense development and master planned developments, as discussed in more detail in Chapter 4 of the Comprehensive Plan. The Planning commission also discussed amendments to development regulations for residential and non-residential development that support the preferred alternative.

Figure 1. Mid-Range Population Growth Preferred Alternative

	Alternative 1	Alternative 2	Preferred Alternative 3	Alternative 4
Evaluation Criteria	Low Growth & Development Countywide	Mid-Range Growth & Development Countywide	Mid-Range+ Growth & Development - Focused on UGAs, Rural Master Planned Developments, Growth in Shelton	High Levels of Growth & Development Countywide
Enhance Economic Opportunity	Low	Medium	High	High
Promote Housing Choices	Low	Medium	High	Medium
Value Communities and Neighborhoods	Medium	Medium	High	Medium
Protect Water Quality and Quantity	Medium	Low	Medium	Low
Maintain Rural Quality of Life - tranquility	High	Medium	High	Low
Plan Practicality & Implementability	High	Medium	Medium	Low
Cost/Affordability for Residents	Low	High	Medium	High

Source: Growth and development projections from Washington Office of Financial Management and City of Shelton

Note: RCW 36.70A.110 & RCW 36.70A.115 - Local governments shall ensure their planning policies and regulations are consistent with OFM population projections

After completing the Public Outreach Plan including: a series of public workshops and public hearings, joint meetings with the Board of County Commissioners at two key points in the process, committee meetings, and review of input from a countywide vision survey, a preliminary preferred alternative was selected. The Mid-Range + Growth and Development option was selected. It assumes the Washington State Office of Financial Management “Mid-Range” growth scenario and includes application of innovative land use tools and authorities of the County to support concentrated growth and development in the rural areas.

The county then produced the "Draft Mason County 2016-2036 Comprehensive Plan" and released it for public comment. Taking the public comment received, the draft plan was further revised to produce this document.

Impacts and Mitigation

Growth causes numerous impacts. Potential impacts to the natural environment include decreased or altered habitat for fish and wildlife, decreased open space, increased storm water runoff and air emissions. Potential impacts on the built environment include increased demands for utilities, housing, transportation and other capital facilities and infrastructure.

Both GMA and SEPA require that the County analyze impacts associated with the proposed comprehensive plan alternatives and provide information regarding those impacts. GMA requires that the County collect and analyze data for resource lands, the mandatory plan elements, and Urban Growth Areas. It also requires the County to review drainage, flooding, and storm water runoff through the land use element. SEPA requires that the County analyze impacts to both the natural and built environments. Discussion of this is to be found in the Comprehensive Plan Environmental Impact Statement.

MITIGATION MEASURES

GMA was adopted in large part to reduce a number of growth related impacts on the natural and built environment. SEPA describes these various ways of reducing growth related impacts as mitigation. There are a number of ways in which fulfilling GMA's requirements assists Mason County in identifying mitigation measures, and in some cases, serves as mitigation. A more detailed discussion of environmental impacts and mitigation is contained in this SEPA document.

A. Background

1. Name of proposed project, if applicable:

Mason County 2016-2036 Comprehensive Plan Update

2. Name of applicant:

Mason County, Washington

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

Paula Reeves, AICP CTP
Mason County Planning Manager
615 W Alder Street, Building #8
Shelton, WA 98584
P: [360-427-9670](tel:360-427-9670) x286
E: PR Reeves@co.mason.wa.us

4. Date checklist prepared:

August 8, 2017

5. Agency requesting checklist:

Mason County Community Services, Planning Division

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

Mason County's Comprehensive Plan and associated development regulations are non-project actions undergoing public review. The Comprehensive Plan Update and Development Regulations will be considered by the Mason County Board of County Commissioners by December 2017. See the Mason County website for additional details and background documents:

<http://www.co.mason.wa.us/community-services/planning/2036-comp-plan-update/index.php>

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

This proposal is for a non-project action with no directly related plans for future physical expansions or activities. The Comprehensive Plan and Development Regulations will be subject to regular review and public input in the future following adoption. Any subsequent amendments will require separate environmental review.

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

SEPA Checklists:

- Mason County Solid Waste Plan , July 21, 2017
- Mason County Shoreline Master Program/Critical Areas Ordinance, February 26, 2017

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

None

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

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

Overview

Pursuant to the Washington State Growth Management Act, Mason County is conducting its periodic review and evaluation of its Comprehensive Plan and development regulations for the 2016-2036, 20 year planning period.

Comprehensive Plan

- Update population and employment forecasts and allocations recommended by the County Planning Commission with input from the City of Shelton. By 2036, Mason County is expected to grow by 21,480 people, and 3,300 jobs (covered employment) for a total of 83,800 people and 17,000 jobs (covered employment). ***Note: See Appendix of this document for the City of Shelton Population Forecast Report.**
- Amend Countywide Planning Policies to reflect updated population and employment allocations and implement annual land use monitoring and water quality and quantity monitoring program countywide.
- Update Comprehensive Plan elements to reflect updated land use and demographic data, incorporate public input, and reflect changes in state law.
- Update the Comprehensive Plan Transportation Element and supporting documents, including the transportation inventory, land use assumptions, transportation forecasts made by WSDOT, and financial plan.
- Update the County's housing needs assessment and related housing policies.
- Incorporate by reference, existing subarea plans, and other supporting plans and documents referenced in Chapter 2, Table 1, of the updated Comprehensive Plan.

Population and Employment Growth

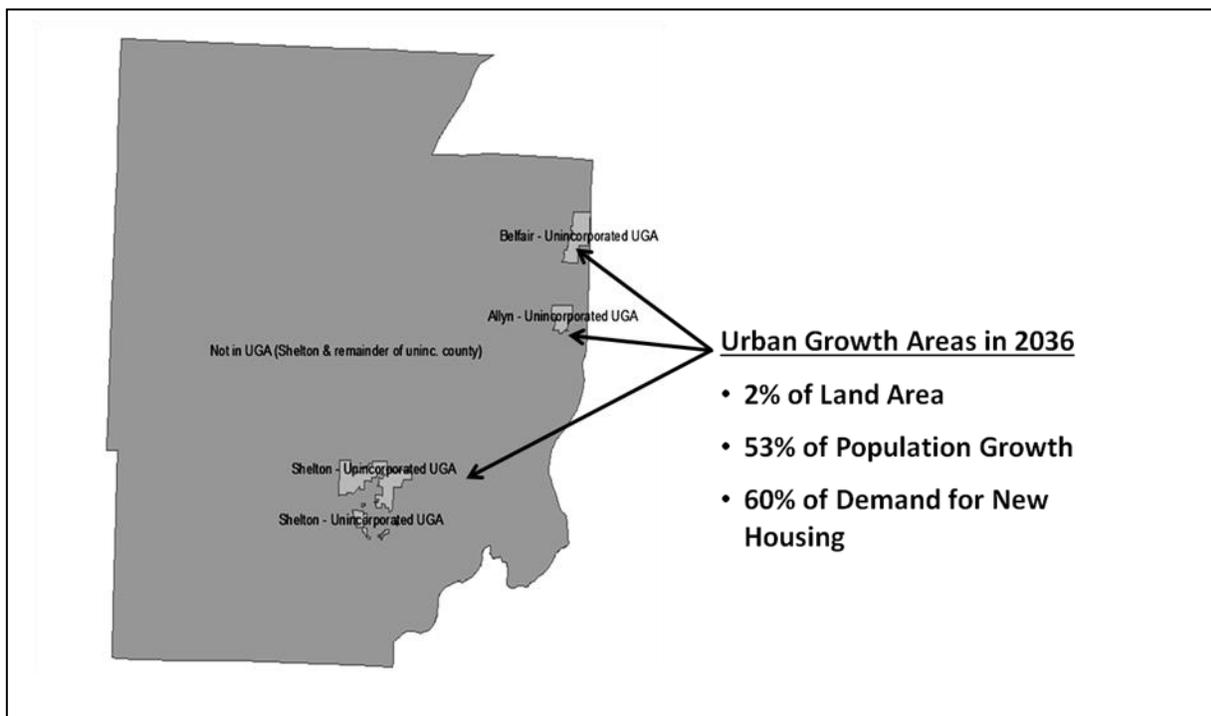
Urban Growth Areas in Mason County make up less than two (2) percent of land area and are projected to receive fifty-three (53) percent of population growth and sixty (60) percent of housing growth between 2016 and 2036.

Exhibit 1. Mason County Population Growth Projection 2016-2036

	2016	2036	Population Increase	Percent Increase 2016-2036
Mason County Total	62,320	83,800	21,480	34%
City of Shelton	10,070	16,200	6,130	61%
Shelton UGA	3,740	7,220	3,480	93%
Urban Growth Areas (Allyn, Belfair)	2,990	4,720	1,730	58%
Rural County	45,520	55,660	10,140	22%

Source: Washington State Office of Financial Management and City of Shelton Forecast

Exhibit 2. Mason County's Projected Growth in Urban Growth Areas



Source: Mason County Comprehensive Plan, Citizen's Guide, 2017

The last Comprehensive Plan Update in 2005, adopted a countywide population target of 75,088 by 2025, of which 53,600 people were projected to reside in urban growth areas. The new 2036 projection of 83,800 people is consistent with the 2025 population growth estimates.

Land Use and Zoning

The following amendments to the Mason County Comprehensive Land Use/Zoning Map are proposed:

Padden, James – Puget Sound Evergreen (DDR2017-00074): Following a boundary line adjustment, rezone approximately 2.24 acres from Medium Density Residential (R-5) to General Commercial and Business Industrial (GC-BI). The business, Puget Sound Evergreen, owned and operated by James Padden, has been a legal non-conforming use since Belfair zoning was established in 1998 and in business for over 20 years. This rezone complies with MCC 8.52.210 stating that All legal nonconforming uses shall be encouraged to convert to a conforming use whenever possible.

Neil, Jeffery and Stephanie – (DDR2017-00085): Request removal of approximately 1 acre from the Belfair Urban Growth Boundary and a rezone to Rural Residential (RR5) from Residential (R-4). They own the parcel immediately adjacent to this parcel that is inside the Belfair Urban Growth Area and would like to build on it in the future. Concerns over feasibility of sewer connection in the vicinity of Irene Creek are cited as reasons for the Urban Growth Boundary adjustment and rezone request.

Development Regulations

Mason County is proposed to amend a variety of development regulations, including those that address critical areas, the Shoreline Master Program, Urban Growth Area development regulations and other amendments to meet current state and federal requirements.

The following specific amendments to the Mason County Development Regulations are proposed:

- Revise Belfair Urban Growth Area development regulations (MCC 17.20-17.35) consistent with best management practices for storm water, current national transportation standards, and other best practices all consistent with goals, policies and objectives of Mason Counties Comprehensive Plan and provisions of the Washington State Growth Management Act.
- Revise the Critical Areas Ordinance and Shoreline Master Program (MCC 8.52 and MCC 17.50) to meet current state and federal requirements.
- Adopt a countywide Public Benefit Rating System to incentivize conservation and preservation of public open space and resources.
- Limit non-agricultural uses to agricultural lands less suited for agricultural purposes (RCW 36.70A.177(3))
- Ensure continued public involvement in the Comprehensive Plan including annual and

emergency amendments (RCW 36.70A.130(2))

- Exclude artificial features – irrigation delivery systems, irrigation infrastructure, canals, drainage ditches – from “Fish and Wildlife Habitat Conservation Areas” (RCW 36.70A.030(5))
- Ensure zoning consistency with Shoreline Master Program (RCW 36.70A. 480(4))
- Permit electric vehicle charging stations in all zones except residential, resource or critical areas (RCW 36.70A.695)

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s).

Geography

Mason County is situated along the southwestern portion of Puget Sound, and encompasses roughly 972 square miles with a population of 62,320. It borders Jefferson County to the north, Grays Harbor County to the west and southwest, Thurston County to the southeast, Pierce County to the east, and Kitsap County to the northeast. Mason County remains a predominantly rural county despite the urban growth in both Thurston and Kitsap Counties. The City of Shelton, the only incorporated area in Mason County, includes approximately 4.77 square miles, or less than one percent of the County’s total land area. Two urban growth areas, Allyn (1.5 square miles) and Belfair (3.9 square miles) are located in the northeast portion of the County adjacent to the eastern border between Mason and Kitsap Counties. Two Native American Tribal Nations, the Skokomish and the Squaxin Island Tribes, have reservations within the boundaries of Mason County.

Three geological provinces combine to form Mason County. They include the Puget Sound Lowland, the Olympic Mountains, and the Black Hills. Additionally, seven (7) watersheds exist within Mason County. They include Case Inlet, Chehalis, Lower Hood Canal, Oakland Bay, Skokomish, Totten-Little Skookum, and West Hood Canal. Mason County also includes over 700 miles of some of the most pristine shoreline in the state, nearly 100 freshwater lakes, two major rivers, and a number of smaller tributaries and creeks.

Mason County’s rich natural resources and open spaces dominate the County’s landscape. Combined national, state, and private forests currently account for over fifty (50) percent of the land area that makes up Mason County. Mineral deposits underlie Mason County’s top soils. Agricultural and aquaculture areas contribute both to the County’s natural beauty and its economy. Mason County also includes substantial open space. Open space within the County hosts wildlife habitat, undeveloped natural areas, and many developed park and recreation sites. These open space areas are managed by federal, state, county, municipal, and private interests.

Climate

Mason County's climate can be characterized as moderate-maritime, influenced by the Pacific Ocean, yet sheltered by the Olympic Mountains. Average temperatures range from a high of 78° F. in July to 32° F. in January. The average daily temperature in Mason County is 51° F. The County receives an average of 64 inches of precipitation annually, with average monthly rainfalls ranging from a low in July of 0.8 inches, to a high of 10.4 inches in January.

Exhibit 3. Urban and Rural Land Area in Mason County

Area	Total Acres	Percent of Total Acres
Rural Lands	387,300	63%
Olympic National Forest and Park	154,080	25%
Waters	57,600	9%
Tribal Nations	8,180	1%
Shelton Urban Growth Area	5,500	.9%
City of Shelton	3,900	.6%
Belfair Urban Growth Area	2,500	.4%
Allyn Urban Growth Area	1,000	.1%
Total County	620,060	100%

Source: Mason County

The proposed Comprehensive Plan Update would not alter the Urban Growth Boundaries within Mason County. Additionally, there are no proposed changes to the Future Land Use Map. New development regulations consistent with new state and federal laws would apply.

B. Environmental Elements

1. Earth

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

Mason County contains all types of topography. Growth is planned in the northeast portion of the County that includes flat areas, tidelands, and rolling hills.

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

Steep slopes exist throughout Mason County. 15-45% slopes and geologically hazardous areas are included in the publicly available Mason County Comprehensive Plan Map Library and are regulated by Mason County's Critical Areas Ordinance (MCC 8.52).

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Exhibit 4: Mason County Soil Types

Map unit symbol and name	Map unit acres
Aa—Alderwood gravelly loam, 0 to 15 percent slopes	221
Ab—Alderwood gravelly sandy loam, 8 to 15 percent slopes	84,995
Ac—Alderwood gravelly sandy loam, 15 to 30 percent slopes	8,669
Ad—Alderwood gravelly sandy loam, 30 to 50 percent slopes	4,571
Ae—Astoria silt loam, 5 to 15 percent slopes	1,303
Af—Astoria silt loam, 15 to 30 percent slopes	9,420
Ba—Belfast sandy loam, 0 to 3 percent slopes	366
Bb—Belfast silt loam, 0 to 3 percent slopes	134
Bc—Belle silt loam, 0 to 5 percent slopes	277
Bd—Bellingham silt loam, 0 to 3 percent slopes	1,831
Be—Bellingham silty clay loam, 0 to 3 percent slopes	455
Ca—Carstairs gravelly loam, 0 to 5 percent slopes	5,503
Cb—Cloquallum silt loam, 0 to 5 percent slopes	604
Cc—Cloquallum silt loam, 5 to 15 percent slopes	9,368
Cd—Cloquallum silt loam, 15 to 30 percent slopes	735
Ce—Cloquallum silt loam, moderately shallow over cemented till, 5 to 15	2,868
Cf—Cloquallum silty clay loam, 5 to 15 percent slopes	532
Cg—Coastal beach, 0 to 2 percent slopes	130
Da—Deckerville gravelly loam, 0 to 2 percent slopes	586
Db—Deckerville gravelly silty clay loam, 0 to 2 percent slopes	40
Dc—Deckerville silt loam, 0 to 2 percent slopes	211
Dd—Deckerville silty clay loam, 0 to 2 percent slopes	318
De—Delphi gravelly loam, 5 to 15 percent slopes	1,138
Df—Delphi gravelly loam, 15 to 30 percent slopes	1,328
Dg—Dungeness fine sandy loam, 0	1,858

Map unit symbol and name	Map unit acres
Dh—Dungeness fine sandy loam, shallow, 0 to 2 percent slopes	243
Dk—Dungeness silt loam, 0 to 2 percent slopes	1,094
Ea—Edmonds fine sandy loam, 0 to 2 percent slopes	110
Eb—Edmonds silt loam, 0 to 2 percent slopes	96
Ec—Eld silt loam, 0 to 3 percent slopes	58
Ed—Everett gravelly loamy sand, 0 to 5 percent slopes	526
Ee—Everett gravelly loamy sand, 5 to 15 percent slopes	2,332
Ef—Everett gravelly loamy sand, 15 to 30 percent slopes	1,353
Eg—Everett very gravelly sandy loam, 0 to 8 percent slopes	3,440
Eh—Everett very gravelly sandy loam, 8 to 15 percent slopes	8,414
Ek—Everett very gravelly sandy loam, 15 to 30 percent slopes	6,883
Ga—Gravel pit	58
Gb—Grove cobbly sandy loam, 0 to 5 percent slopes	2,133
Gc—Grove cobbly sandy loam, 5 to 15 percent slopes	622
Gd—Grove cobbly sandy loam, 15 to 30 percent slopes	201
Ge—Grove gravelly loam, 0 to 5 percent slopes	383
Gf—Grove gravelly loam, 5 to 15 percent slopes	144
Gg—Grove gravelly loam, basin phase, 0 to 5 percent slopes	594
Gh—Grove gravelly sandy loam, 0 to 5 percent slopes	43,770
Gk—Grove gravelly sandy loam, 5 to 15 percent slopes	10,494
Gm—Grove gravelly sandy loam, 15 to 30 percent slopes	3,529
Gn—Grove gravelly sandy loam, 30 to 45 percent slopes	1,056
Go—Grove gravelly sandy loam, basin phase, 0 to 5 percent slopes	396
Gp—Grove stony sandy loam, 0 to 5 percent slopes	367
Ha—Harstine gravelly ashy sandy loam, 6 to 15 percent slopes	6,452
Hb—Harstine gravelly ashy sandy loam, 15 to 30 percent slopes	925
Hc—Hoodsport gravelly sandy loam, 0 to 5 percent slopes	400
Hd—Hoodsport gravelly sandy loam, 5 to 15 percent slopes	13,762
He—Hoodsport gravelly sandy loam, 15 to 30 percent slopes	2,685
Hf—Hoodsport gravelly sandy loam, 30 to 45 percent slopes	9,053
Hg—Hoodsport stony sandy loam, 5 to 15 percent slopes	5,601
Hh—Hoodsport stony sandy loam, 15 to 30 percent slopes	4,211
Hk—Hoquiam gravelly silt loam, 5 to 15 percent slopes	3,805
Hm—Hoquiam gravelly silt loam, 15 to 30 percent slopes	3,365
Hn—Hoquiam loam, 15 to 30 percent slopes	600
Ho—Hoquiam silt loam, 0 to 5 percent slopes	506
Hp—Hoquiam silt loam, 5 to 15 percent slopes	5,311
Hr—Hoquiam silt loam, 15 to 30 percent slopes	285
Hs—Hoquiam and Astoria silt loams, 5 to 15 percent slopes	229
Ht—Hoquiam and Astoria silt loams, 15 to 30 percent slopes	210
Ia—Indianola loamy sand, 0 to 5 percent slopes	415
Ib—Indianola loamy sand, 5 to 15 percent slopes	2,267
Ic—Indianola loamy sand, 15 to 30 percent slopes	354
Id—Indianola sandy loam, 0 to 5 percent slopes	471
Ie—Indianola sandy loam, 5 to 15 percent slopes	574
Ja—Juno gravelly sandy loam, 0 to 3 percent slopes	415
Jb—Juno loam, 0 to 3 percent slopes	354

Map unit symbol and name	Map unit acres
Jd—Juno sandy loam, 0 to 3 percent slopes	668
Kb—Kitsap silt loam, 5 to 15 percent slopes	697
Kc—Kitsap silt loam, 15 to 30 percent slopes	219
Kd—Kitsap silty clay loam, 0 to 5 percent slopes	435
Ke—Kitsap silty clay loam, 5 to 15 percent slopes	102
Kf—Koch gravelly loam, 0 to 3 percent slopes	276
Kg—Koch gravelly sandy loam, 0 to 3 percent slopes	59
Kh—Koch silt loam, 0 to 3 percent slopes	65
La—Le Bar silt loam, 0 to 5 percent slopes	1,693
Lb—Lystair loamy sand, 0 to 5 percent slopes	329
Lc—Lystair loamy sand, 5 to 15 percent slopes	169
Ld—Lystair sandy loam, 0 to 5 percent slopes	761
Le—Lystair sandy loam, 5 to 15 percent slopes	558
Lf—Lystair sandy loam, 15 to 30 percent slopes	220
Ma—Made land	162
Mb—Maytown silt loam, 0 to 3 percent slopes	2,627
Mc—McKenna gravelly loam, 0 to 3 percent slopes	741
Md—McKenna loam, 0 to 3 percent slopes	192
Me—McMurray peat, 0 to 2 percent slopes	1,902
Mf—McMurray peat, shallow over gravel, 0 to 2 percent slopes	555
Mg—Mukilteo peat, 0 to 2 percent slopes	4,401
Mh—Mukilteo peat, shallow over gravel, 0 to 2 percent slopes	736
Na—Nasel gravelly loam, 0 to 5 percent slopes	121
Nb—Nordby loam, 0 to 5 percent slopes	618
Nc—Nordby loam, 5 to 15 percent slopes	116
Nd—Norma sandy loam, 0 to 3 percent slopes	153
Ne—Norma silt loam, 0 to 3 percent slopes	818
Nf—Nuby silt loam, 0 to 3 percent slopes	694
Oa—Orcas peat, 0 to 2 percent slopes	576
Ob—Orcas peat, shallow over gravel, 0 to 2 percent slopes	68
Pa—Pilchuck gravelly loamy sand, 0 to 3 percent slopes	426
Pb—Pilchuck loamy sand, 0 to 3 percent slopes	290
Pc—Pilchuck sand, shallow, 0 to 3 percent slopes	175
Pd—Puget silt loam, 0 to 2 percent slopes	615
Ra—Riverwash, 0 to 3 percent slopes	592
Rb—Rough broken land	6,118
Rc—Rough mountainous land, Hoodsport soil material	8,066
Rd—Rough mountainous land, Tebo soil material	45,638
Re—Rough mountainous land, Tebo-Shelton complex	1,733
Sa—Saxon silt loam, 5 to 15 percent slopes	381
Sb—Semiahmoo muck, 0 to 2 percent slopes	161
Sc—Semiahmoo muck shallow, 2 to 10 percent slopes	132
Sd—Shelton gravelly loam, 5 to 15 percent slopes	2,737
Se—Shelton gravelly sandy loam, 0 to 5 percent slopes	881
Sf—Shelton gravelly sandy loam, 5 to 15 percent slopes	40,851
Sg—Shelton gravelly sandy loam, 15 to 30 percent slopes	6,897
Sh—Shelton gravelly sandy loam, 30 to 45 percent slopes	1,859
Sk—Shelton-Astoria complex, 5 to 15 percent slopes	690

Map unit symbol and name	Map unit acres
Sm—Shelton-Astoria complex, 15 to 30 percent slopes	169
Sn—Sinclair shotty clay loam, 0 to 5 percent slopes	245
So—Sinclair shotty loam, 5 to 15 percent slopes	4,991
Sp—Sinclair shotty loam, 15 to 30 percent slopes	943
Sr—Skokomish silt loam, 0 to 3 percent slopes	955
Ss—Solduc gravelly loam, 0 to 5 percent slopes	3,460
St—Solduc gravelly loam, 5 to 15 percent slopes	666
Su—Solduc gravelly sandy loam, 0 to 5 percent slopes	3,190
Sv—Stimson silt loam, 0 to 2 percent slopes	82
Ta—Tacoma peat, 0 to 2 percent slopes	273
Tb—Tanwax peat, 0 to 2 percent slopes	351
Tc—Tanwax peat, shallow over gravel, 0 to 2 percent slopes	188
Td—Tebo gravelly loam, 5 to 15 percent slopes	890
Te—Tebo gravelly loam, 15 to 30 percent slopes	1,240
Tf—Tebo gravelly loam, 30 to 45 percent slopes	100
Tg—Tebo loam, 5 to 15 percent slopes	163
Th—Tebo loam, 15 to 30 percent slopes	834
Tk—Tebo-Astoria complex, 5 to 15 percent slopes	197
Tm—Tebo-Astoria complex, 15 to 30 percent slopes	130
Tn—Tidal marsh, 0 to 2 percent slopes	902
W—Water	6,961
Wa—Wadell gravelly loam, 0 to 5 percent slopes	456
Wb—Wadell gravelly loam, 5 to 10 percent slopes	642
Wc—Wadell loam, 0 to 5 percent slopes	44
Wd—Wapato silt loam, 0 to 3 percent slopes	780
We—Wapato silty clay loam, 0 to 3 percent slopes	50

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

Geologically hazardous locations in Mason County are mapped as part of the Mason County Planning Map Library available to the general public on the County's website. They include erosion, landslide hazard areas and earthquake zones.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No filling, excavation or grading is proposed as part of this non-project action. Future development proposals would be subject to SEPA individually and would include any review of proposed clearing, excavation or grading.

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

No erosion will result from this non-project action. Future development proposals would be subject to SEPA individually and would include any review of potential erosion as a result of clearing, construction or use.

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

The growth and development described in this plan will be distributed throughout Mason County to approximately match the growth allocations for Shelton, the Urban Growth Areas of Allyn and Belfair, and the rural county. Most growth, as shown in Exhibit 2, is planned in the urban growth areas where impervious services already exist.

No impervious surfaces will be added as a result of this non-project action. Future development proposals would be subject to SEPA individually and would include a review of added impervious surfaces. In addition, development throughout the County is regulated by zoning that sets building coverage and establishes storm water regulations.

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

The following Mason County policies and regulations are adopted as part of this Comprehensive Plan Update and include measures that would be applicable to all future site-specific development activity in the County regulating, reducing and controlling erosion or other impacts to earth including grading, clearing, and excavation:

- Mason County Plan Environmental Goals, Mason County Comprehensive Plan, Chapter 2
- Mason County Code, Chapter 14.22 Flood Damage Prevention
- Mason County Shoreline Master Program and Critical Areas Ordinance, Chapter 8.52 and Title 17 Zoning
- Mason County Code, Chapter 14.04 State Building Code Adopted

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This non-project action will have no direct effects on air quality. The Mason County Comprehensive Plan does include polices and regulations to guide growth and development over the 20 year planning period, 2016-2036. It is

likely that projected population growth could lead to increased air emissions. Indirectly, the Comprehensive Plan and the growth and development it projects for Mason County could increase traffic generating additional vehicle emissions. Construction of public and private infrastructure and structures could generate localized air emissions, and additional homes burning wood could generate air emissions.

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

Off-site sources of emissions or odor are not applicable to this non-project action. Future development proposals would be subject to SEPA individually and would include a review of off-site sources of emissions.

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

The Olympic Region Clean Air Agency (ORCAA) regulates and monitors air quality in Mason County and the Region. ORCAA enforce federal, state and local air quality rules. Their programs include:

- Issuance of burn, asbestos removal, demolition and other permits
- Public education on clean burning techniques
- Issuance of Title V Air Operating Permits
- Operation permits for gas stations, auto body shops, dry cleaners and other air pollution sources
- Registration and inspection of stationary air pollution sources (businesses that emit air pollutants)
- Issuance of outdoor burning, asbestos removal, demolition and other permits
- Issuance of Notice of Construction permits for installation, modification or construction of businesses that may emit air pollutants (including gas stations, auto body shops, dry cleaners and other air pollution sources)
- Business assistance to help businesses comply with applicable local, state and federal air regulations
- Issuance of Title V Air Operating Permits for major air pollution sources
- Regulatory and enforcement actions for air quality issues such as nuisance odors and smoke complaints.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Mason County has 92 square miles of water bodies including streams, saltwater inlets, lakes, ponds and wetlands. Some of the major water bodies include:

- Hammersley Inlet
- Hood Canal
- Lake Cushman
- Mason Lake
- Totten Inlet

Portions of seven (7) watersheds exist within Mason County. They include Case Inlet, Chehalis, Lower Hood Canal, Oakland Bay, Skokomish, Totten-Little Skookum, and West Hood Canal.

All water bodies including: National Wetland Inventory, aerial photos for interpretation of delineations, and Water Mitigation Planning Areas provided by Washington State Department of Ecology are mapped as part of the Mason County Planning Map Library available on the County website.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No work over, in or adjacent to any surface water body or wetland will be conducted as a result of this non-project action. Future development proposals would be subject to SEPA individually and would include a review of any impacts to surface water bodies or wetlands.

The Comprehensive Plan and development regulations would allow development consistent with the plan and Mason County Code, including the Flood Damage Prevention Ordinance, within 200 feet of waters. Future development proposals that are over, in, or adjacent to any surface water body would also require the implementation of applicable County Shoreline Master Program-Critical Areas Ordinance regulations.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

No fill or dredge material would be placed or removed from any surface water body or wetland as a result of this non-project action. Future development proposals would be subject to SEPA individually and would include a review of any impacts to surface water bodies or wetlands.

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

No withdrawals or diversions will be required from any surface water body or wetland as a result of this non-project action. Future development proposals would be subject to SEPA individually and would include a review of any impacts to surface water bodies or wetlands.

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

The floodplain in Mason County includes the Skokomish River and Shelton Valleys, Tahuya and Union Rivers, and coastal velocity areas around Case Inlet and Hood Canal. Mason County's floodplain covers over 87,000 acres. The location of floodplains and floodways in Mason County are mapped by the Federal Emergency Management Agency (FEMA). Mason County has adopted a revised Flood Damage Prevention Ordinance (MCC 14.22) in compliance with state and federal requirements as part of the Comprehensive Plan Update.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No discharges of waste materials to surface waters will be required as a result of this non-project action. Future development proposals would be subject to SEPA individually and would include a review of any impacts to surface water bodies or wetlands.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

Mason County has mapped critical aquifer recharge areas considered vulnerable and in need of protection, including sole source aquifers, potential sea water intrusion areas, wellhead protection areas, and areas within a half mile of surface water source limited streams. These maps are available on the Mason County website as part of the Planning Map Library.

No groundwater will be withdrawn from wells or discharged into groundwater as a result of this non-project action. Future development proposals would be subject to SEPA individually and would include a review of any impacts to groundwater and drinking water in compliance with RCW 19.27.097 and RCW 58.17.110.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground as a result of this non-project action. Future development proposals would be subject to SEPA individually and would include a review of any discharges into the ground.

c. Water runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No runoff would occur as a result of this non-project action. Future development would result in added impervious surfaces in Mason County potentially resulting in increased storm water. Storm water associated with project specific development proposals would be addressed in accordance with applicable federal, state and local standards. Revisions to Mason County Development Regulations as part of this Comprehensive Plan Update do include adoption of the current Storm Water Manual for Western Washington and will be applied to future development.

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

No waste material will enter ground or surface waters as a result of this non-project action. Future development proposals would be subject to SEPA individually and would include a review of any discharges into the ground.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No drainage patterns will be altered or otherwise affected as a result of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit reviews.

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

No measures to reduce or control surface, ground and runoff water, or drainage pattern impacts are required for this non-project action. Future development proposals would be subject to SEPA individually as well as development permit reviews which would include measures to reduce or control surface, ground and runoff water impacts. Mason County Code includes a number of existing provisions and updates as part of the Comprehensive Plan to reduce or control surface, ground or storm water runoff impacts of future site-specific development including:

- Mason County Plan Environmental Goals, Mason County Comprehensive Plan, Chapter 2
- Mason County Code, Chapter 14.22 Flood Damage Prevention
- Mason County Shoreline Master Program and Critical Areas Ordinance, Chapter 8.52 and Title 17 Zoning
- Mason County Code, Chapter 14.48 Storm water Management

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

No vegetation will be removed or altered as a result of this non-project action. Future development proposals would be subject to SEPA individually and would include a critical areas review of any proposals that would remove or alter vegetation.

Indirectly, the growth and development planned for in the Comprehensive Plan would allow development that may remove or alter vegetation, disturb soils and add additional impervious surfaces that may have an impact on vegetation.

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

In Mason County there are no federally listed Threatened or Endangered plant species. However, Washington State considers several plant species to be Threatened within the County. See Exhibit 5 for a list of these plant species and their listing.

Exhibit 5. Sensitive or Threatened Plant Species in Mason County

Scientific Name	Common Name	Habitat	State Status	Federal Status
<i>Botrychium ascendens</i>	triangle-lobed moonwort	forests, wet and dry meadows, rocky soils, nest to perennial streams, 2100-6400 ft elev	sensitive	species of concern
<i>Ophioglossum pusillum</i>	Adder's-tongue	Bogs, fens, damp sand, pastures, wet meadows, moist woods, etc.	threatened	
<i>Lobelia dortmanna</i>	water lobelia	aquatic	threatened	
<i>Claytonia multiscapa</i> ssp. <i>pacifica</i>	Pacific lanceleaved springbeauty		threatened	

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

No measures to preserve or enhance vegetation are required as part of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit reviews which include review of any proposed landscaping or other measures to preserve or enhance vegetation on the site.

The current Mason County Development Regulations include plans and policies to manage and preserve habitat and open space, as well as, critical area regulations. The County has updated its Critical Areas Ordinance and Shoreline Master Program to address current conditions and incorporate best available science including the updated wetland rating system.

The following policies, goals and regulations would apply to future development as planned for in the Comprehensive Plan Update, including:

- Mason County Comprehensive Plan Environmental Goals, Chapter 2 – Countywide Planning Policies
- Critical Areas Ordinance and Shoreline Master Program Update, 2017
- Mason County Code 8.52, Resource Ordinance Update 2017

e. List all noxious weeds and invasive species known to be on or near the site.

The Mason County Noxious Weed Control Board maintains and adopts the County Noxious Weed List. This list is available on their website at: http://extension.wsu.edu/mason/wp-content/uploads/sites/20/2014/01/2017-Mason-County-Noxious-Weed-List_FINAL2.pdf

5. Animals

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

Examples include:

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

There are a wide range of birds and other animals in Mason County including: hawks, eagles, herons, shorebirds, and many others. Mammals may include: deer, elk, beaver, bear and others. Fish include: many types of salmon and trout, and others. Critical areas including streams, stream buffers, and sensitive habitat areas have been mapped throughout the County and are available on Mason County's website as part of the Planning Map Library.

No birds or other animals would be impacted as part of this non-project action.

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

Endangered or threatened species within Mason County are listed in Exhibit 6.

Exhibit 6. Important Species that may exist in Mason County

Species	Scientific Name	State Status	Federal Status
Fish			
Black Rockfish	<i>Sebastes melanops</i>	Candidate	none
Brown Rockfish	<i>Sebastes auriculatus</i>	Candidate	Species of Concern
Bull Trout	<i>Salvelinus confluentis</i>	Candidate	Threatened
Canary Rockfish	<i>Sebastes pinniger</i>	Candidate	Threatened
Coho	<i>Oncorhynchus kisutch</i>	none	Species of Concern
Copper Rockfish	<i>Sebastes caurinus</i>	Candidate	Species of Concern
Dolly Varden	<i>Salvelinus malma</i>	none	none
Greenstriped Rockfish	<i>Sebastes elongatus</i>	Candidate	none
Hood Canal Summer Chum	<i>Oncorhynchus keta</i>	Candidate	Threatened
Olympic Mudminnow	<i>Novumbra hubbsi</i>	Sensitive	none
Pacific Cod	<i>Gadus macrocephalus</i>	Candidate	Species of Concern
Pacific Hake	<i>Merluccius productus</i>	Candidate	Species of Concern
Pacific Herring	<i>Clupea pallasii</i>	Species of Concern	none
Pacific Lamprey	<i>Entosphenus tridentata</i>	none	Species of Concern
Puget Sound Chinook	<i>Oncorhynchus shawytscha</i>	Candidate	Threatened
Quillback Rockfish	<i>Sebastes maliger</i>	Candidate	Species of Concern
Redstripe Rockfish	<i>Sebastes proriger</i>	Candidate	none
River Lamprey	<i>Lampetra ayresi</i>	Candidate	Species of Concern
Sockeye	<i>Oncorhynchus nerka</i>	Candidate	none
Steelhead	<i>Oncorhynchus mykiss</i>	Candidate	Threatened
Walleye Pollock	<i>Theragra chalcogramma</i>	Candidate	Species of Concern
Yelloweye Rockfish	<i>Sebastes ruberrimus</i>	Candidate	Threatened
Yellowtail Rockfish	<i>Sebastes flavidus</i>	Candidate	none
Reptiles and Amphibians			
Cascade Frog	<i>Rana cascadae</i>	Monitor	Species of Concern
Olympic Torrent Salamander	<i>Rhyacotriton olympicus</i>	Monitor	none
Tailed Frog	<i>Ascaphus truei</i>	Monitor	Species of Concern
Van Dyke's Salamander	<i>Plethodon vandykei</i>	Candidate	Species of Concern
Western Pond Turtle	<i>Clemmys marmorata</i>	Endangered	Species of Concern
Western Toad	<i>Anaxyrus boreas</i>	Candidate	Species of Concern
Mollusks			
Newcomb's Littorine Snail	<i>Algamorda newcombiana</i>	Species of Concern	Species of Concern
Olympia Oyster	<i>Ostrea conchaphila</i>	Candidate	none
Arthropods			
Johnson's Hairstreak Butterfly	<i>Mitoura johnsoni</i>	Candidate	none
Puget Blue Butterfly	<i>Plebejus icarioides blackmorei</i>	Candidate	none
Taylor's Checkerspot Butterfly	<i>Euphydryas editha taylori</i>	Endangered	Endangered

Birds			
Brandt's Cormorant	<i>Phalacrocorax penicillatus</i>	Candidate	none
Common Loon	<i>Gavia immer</i>	Sensitive	none
Common Murre	<i>Uria aalge</i>	Candidate	none
Golden Eagle	<i>Aquila chrysaetos</i>	Candidate	none
Great Blue Heron	<i>Ardea herodias</i>	Monitor	None
Harlequin Duck	<i>Histrionicus histrionicus</i>	none	Species of Concern
Marbled Murrelet	<i>Brachyramphus</i>	Endangered	Threatened
Northern Goshawk	<i>Accipiter gentilis</i>	Candidate	Species of Concern
Pileated Woodpecker	<i>Drycopus pileatus</i>	Candidate	none
Purple Martin	<i>Progne subis</i>	Candidate	None
Spotted Owl	<i>Stridex occidentalis</i>	Endangered	Threatened
Streaked Horned Lark	<i>Eremophila alpestris strigata</i>	Endangered	Threatened
Vaux's Swift	<i>Chateura vauxi</i>	Candidate	None
Western Bluebird	<i>Sialia mexicana</i>	Monitor	None
Western Grebe	<i>Aechmophorus occidentalis</i>	Candidate	none
Yellow-billed Cuckoo	<i>Coccyzus americanus</i>	Candidate	Threatened
Mammals			
Canada Lynx	<i>Lynx canadensis</i>	Endangered	None
Gray Whale	<i>Eschrichtius robustus</i>	Sensitive	None
Humpback Whale	<i>Megaptera novaeangliae</i>	Endangered	Endangered
Keen's Long Beard Bat	<i>Myotis evotis keenii</i>	Candidate	None
Killer Whale (Orca)	<i>Orcinus orca</i>	Endangered	Endangered
Merriam's Shrew	<i>Sorex merriami</i>	Candidate	None
Olympic Marmot	<i>Marmota olympus</i>	Candidate	None
Pacific Fisher	<i>Martes pennanti</i>	Endangered	Candidate
Pacific Harbor Porpoise	<i>Phocoena phocoena</i>	Candidate	None
Pygmy Shrew	<i>Sorex hoyi</i>	Monitor	None
Roosevelt elk	<i>Cervus elaphus roosevelti</i>	none	None
Steller Sea Lion	<i>Eumetopias jubatus</i>	Threatened	Species of Concern
Townsend's Big-eared Bat	<i>Plecotus townsendii</i>	Candidate	Species of Concern
Western Pocket Gopher	<i>Thomomys mazama</i>	Threatened	Species of Concern

Source: Mason County Shoreline Master Program, 2017

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

Mason County's Kennedy Creek is a small low-land stream that flows into the head of Totten Inlet in Southern Puget Sound. It is one of the most productive chum salmon production streams in Washington State, with escapements averaging over 40,000 spawners over a ten year period. The creek is accessible for anadromous salmon migration and spawning from saltwater up-stream for 2.3 miles to an impassible water fall. Since the large numbers of chum salmon escaping to Kennedy Creek are confined to this relatively short distance, there are extraordinary opportunities for viewing the fish. Kennedy Creek chum are a fall-run stock, generally returning to the stream between mid-October and mid-December. Many other streams, rivers and marine waters throughout Mason County play an important role in salmon recovery.

Mason County is also located within the Pacific Flyway migration route for waterfowl and shorebirds migrating to and from Alaska and Canada. Throughout the County, the wetlands, ponds, lakes, riparian areas and marine shorelines and waters serve as a migratory stop or permanent home for many bird species over winter.

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

The Comprehensive Plan Update includes goals, policies, and objectives that protect and enhance wildlife and their habitat areas that would be applied to future growth and development activities projected in the Plan including:

- Mason County Comprehensive Plan Environmental Goals, Chapter 2 – Countywide Planning Policies
- Critical Areas Ordinance and Shoreline Master Program Update, 2017
- Mason County Code 8.52, Resource Ordinance Update 2017

d. List any invasive animal species known to be on or near the site.

Non-native aquatic animal species are listed in Washington Administrative Code (WAC 220-12-090).

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

No energy will be needed as part of this non-project action. Future development proposals would be subject to development permit reviews which require them to meet applicable County Building and Energy Codes (Mason County Code, Title 14).

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

No solar energy use would be impacted as part of this non-project action. Future development proposals would be subject to development permit reviews which require them to meet applicable setbacks and height restrictions as well as County Building and Energy Codes (Mason County Code, Title 14).

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Energy conservation features are not applicable as part of this non-project action. Future development proposals would be subject to development permit reviews which require them to meet applicable County Building and Energy Codes (Mason County Code, Title 14). Additionally, the Comprehensive Plans include provisions for electric vehicle charging stations in compliance with RCW 36.70A. 695.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe

No environmental health hazards would occur as a result of this non-project action.

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

Washington State Ecology maintains an online database of sites and facilities of environmental interest within Mason County. <http://www.ecy.wa.gov/fs/>

These include:

- State Cleanup sites
- Federal Superfund sites
- Hazardous Waste Generators
- Solid Waste Facilities
- Underground Storage Tanks
- Dairies
- Enforcement

Mason County currently has 563 sites countywide.

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

Two transmission pipelines totaling 33 miles carry natural gas or other liquids across the southwestern portion of Mason County. These are owned and operated by Cascade Natural Gas and Northwest Pipeline.

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

No toxic or hazardous chemicals will be stored, used or produced as part of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of any toxic or hazardous chemicals.

- 4) Describe special emergency services that might be required.**

No emergency services will be required as part of this non-project action.

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

No measures to reduce or control environmental health hazards are required as part of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of environmental health hazards and potential mitigation. Additionally, Mason County Critical Aquifer Recharge Areas are established to protect groundwater (MCC 8.52, Resource Ordinance).

8. Noise

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

Sanderson Airport is located on Port of Shelton property in Mason County to the North of the City of Shelton. Industrial activities associated with the airport and port generate noise. State highways in Mason County include: State Route 101, 3, 106, 300, 302, and 108. Noise from existing traffic and commercial activity are generated from these state highways. Recreational watercraft operating on lakes and marine waters also generate noise.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

No noise will be created as part of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of additional traffic that may result in added noise. Future planned commercial and industrial development may result in added noise.

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

Washington Administrative Code (WAC 173-60) establishes performance standards for all types of land uses and development and includes a maximum permissible environmental noise levels and environmental designations for noise abatement. WAC 173-62 establishes noise standards for new motor vehicles and operation of motor vehicles on State Highways.

Mason County has established a specific zoning designation for the Airport Industrial Area that is designed to reduce and control noise with building setbacks, specific noise separation buffers, and landscaping (MCC 17.07.550). Future growth and development planned for in the Comprehensive Plan would be regulated by state and county noise policies (Mason County Code 9.36).

9. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Mason County general land uses are outlined in Exhibit 3 of this SEPA document and can be found in Chapter 3 of the Comprehensive Plan. In general, Mason County consists of a mix of rural residential, commercial, industrial and long term commercial forests. The Olympic National Forest, located in the northwest corner, makes up a quarter (25%) of the County. Detailed land use maps are available on the Mason County website as part of the Planning Map Library.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?**

Mason County's Comprehensive Plan, specifically the Countywide Planning Policies and Objectives, Land Use, and Rural Elements inventory these lands and outline policies, procedures, tools and authorities to conserve Long Term Commercial Forest, Agricultural, Mineral and other Resource Lands throughout Mason County and concentrate urban development in Urban Growth Areas and locations of more intense rural development (LAMIRDs). Detailed land use maps, including maps of Resource Lands are available on the Mason County website as part of the Planning Map Library.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

No effects to surrounding working farms or forest land will result from this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential impacts to working farms, long term commercial forest, or other Resource Lands.

c. Describe any structures on the site.

Structures located on developed land in Mason County include single and multi-family dwelling units, commercial, industrial, and institutional structures.

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

No demolition of structures will result from this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential impacts to working farms, long term commercial forest, or other Resource Lands.

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

Mason County Rural Lands zoning districts are discussed in detail in Mason County Code Title 17 and maps of zoning classifications and future land use are available on the Mason County website as part of the Planning Map Library.

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

Mason County Future Land Use Map categorizes rural lands and those within the Urban Growth Areas or unincorporated lands within the County into the following classes: incorporated City of Shelton, urban growth area, rural area, natural resource lands, commercial/industrial, and open space.

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

As part of this update of the Comprehensive Plan, Mason County's Shoreline Master Program and Critical Areas Ordinance (MCC 8.52 and Title 17) have been updated to reflect current state requirements and best available science. Shoreline designations include: Natural, Conservancy, Rural, Residential, Commercial and Aquatic Shoreline Environmental Designations. Maps showing updated critical areas including shorelines and open space are available on the Mason County Website in the Planning Map Library.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Mason County critical areas include geologically hazardous areas, floodplains, wetlands, critical aquifer recharge areas, and priority habitats. Mapping these locations was done as part of the Comprehensive Plan Update and these maps are available on the Mason County website as part of the Planning Map Library.

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

Mason County expects 21,500 new residents for a total population of 83,800 by 2036 and will experience a demand for more housing focused in the Urban Growth Areas of Shelton, Allyn and Belfair. The Land Use Element of Mason County's Comprehensive Plan is the central document required by the Growth Management Act that directs land use patterns and guides land use decisions within Mason County. This element provides the basis for the Housing, Parks and Trails, Utility, Transportation, Economic Development, and Capital Facility Plans because it identifies the proposed distribution of land uses and addresses other concerns such as the protection of groundwater quality and quantity, drainage, flooding, and storm water run-off and potential mitigation measures.

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

Not Applicable

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

Not Applicable

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

The Land Use Element of Mason County's Comprehensive Plan identifies the existing land use conditions throughout Mason County, projects the land requirements to the year 2036 to meet projected population growth, and determines how that growth should be most cost effectively accommodated. See Exhibit 1 for more detail on population projections throughout Mason County and in compliance with RCW 43.62.035.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Mason County's Comprehensive Plan focuses population and employment growth in the Urban Growth Areas of Shelton, Allyn and Belfair and implements policies to reduce sprawl and impacts to Long Term Commercial Forests, Agricultural Land and other Resource Lands throughout the County. Further, the Development Regulations Update includes revisions to limit non-agricultural uses to agricultural lands less suited for agricultural purposes consistent with RCW 36.70A.177(3).

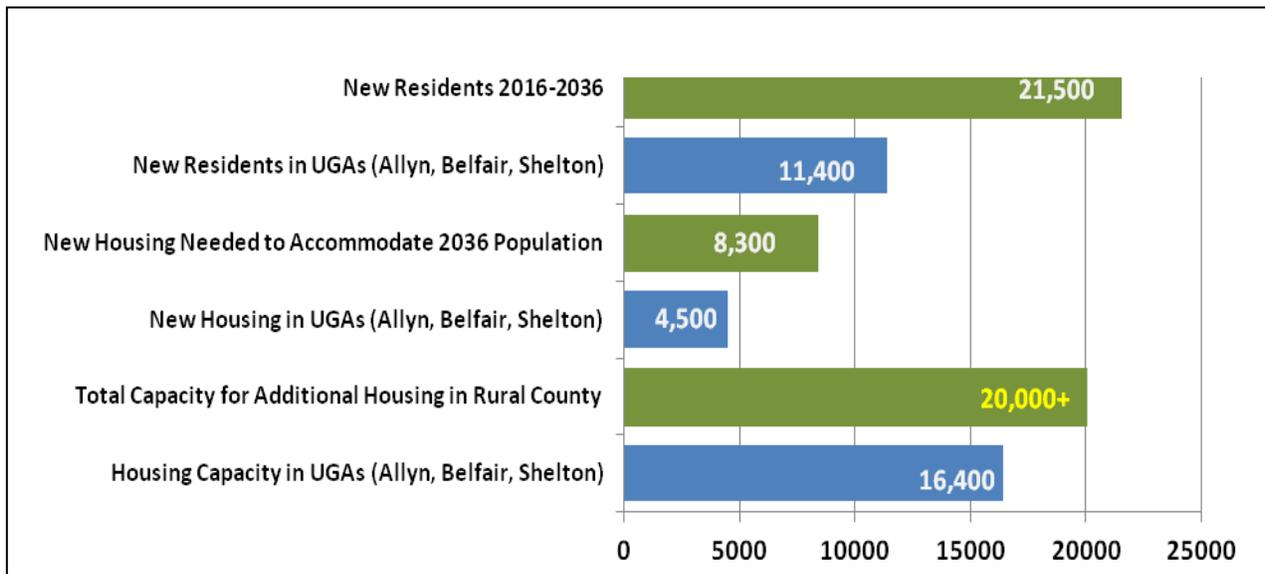
No effects to agricultural or forest land will result from this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential impacts to working farms, long term commercial forest, or other Resource Lands.

10. Housing

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

While this non-project plan will not provide housing units, Mason County is planning for growth in population and housing over the next 20 years (2016-2036). As shown in Exhibit 7, Mason County expects 21,500 new residents by 2036 and will experience a demand for more housing focused in the Urban Growth Areas of Shelton, Allyn and Belfair. Currently, approximately 38% of Mason County's housing demand (5,165 units) is a combination of purchase and rental housing that is affordable to households earning less than 80% of the County's median income. This trend is projected to continue. Additional detail about housing stock and projected changes over the planning period can be found in the Mason County Comprehensive Plan, Housing Element.

Exhibit 7. Mason County Housing and Population Growth (2016-2036)



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

Not applicable

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

No measures to reduce or control housing impacts are required of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential impacts to housing. Mason County Comprehensive Plan, Housing Element does include policies, objectives and procedures to ensure a mix of housing with an emphasis on affordable housing types.

11. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No development is proposed through this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of building heights and materials. The Comprehensive Plan does include land use and future land use designations and maps, and zoning districts regulate building heights.

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

No views would be altered or obstructed by this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential building impacts to view sheds.

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

No measures to reduce or control aesthetic impacts are required of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential building impacts to view sheds.

13. Light and Glare

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

No light or glare impacts will result from this non-project action. Growth and development planned for in Mason County's Comprehensive Plan may result in or generate additional light and glare including: additional exterior lighting of buildings and infrastructure and additional traffic generating more glare.

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

No light or glare impacts will result from this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential light or glare impacts.

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

No light or glare impacts will result from or impact this non-project action.

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

No measures to reduce or control light or glare are required of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential light or glare impacts.

14. Recreation

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

Mason County Comprehensive Plan, Parks and Trails and Capital Facilities Elements include detailed inventories and plans for improvements to recreational opportunities throughout Mason County. Currently, parks and recreation facilities in the County include:

- over 956 acres of neighborhood, community and regional parks
- over 612 acres of open space
- recreational amenities too numerous to list including sports facilities, boat launches, bar-b-que sites, camping, hiking/biking trails, etc.

Recreation is a top priority in Mason County as the County contains some of the most scenic and beautiful coastlines and open space in the state, and sustainable recreation is a significant element of Mason County's economy.

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

Mason County Comprehensive Plan prioritizes a number of improvements over the planning period (2016-2036) to recreational facilities across the county as outlined in the Capital Facilities Element.

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

No measures to reduce or control impacts to recreation are required of this non-project action. The Comprehensive Plan, Parks and Recreation Element establishes level of service standards for recreational facilities to ensure future growth and development will not displace existing recreational uses and will benefit from the same quality of recreational facilities enjoyed across the County today.

15. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.**

Washington State Department of Archeology and Historic Preservation maintains a database of historic and cultural sites within Mason County. The County relies on this information when conducting environmental reviews under the Mason County Resource Ordinance, MCC 8.52. In Mason County, DAHP has cataloged over 900 historic locations throughout the County including, churches, schools, bridges, cabins and more. Exhibit 8 includes a list of those historic sites registered with either the state or federal government.

Exhibit 8. State or National Historic Register Sites in Mason County

Register Status	Listed Date	Register Name	Smithsonian Number
State	2001-06-01	Allyn Church	MS00141
State	2008-01-25	Adams, Almerion, Barn	MS00151
State	2007-11-02	Libby, Willard, Barn	MS00150
National	2013-01-23	Malaney-O'Neill House	MS00209
State	2007-11-02	Dalby Waterwheel	MS00149
National	2013-01-09	Mason County Courthouse	MS00208
National	2015-02-02	Cushman Hydroelectric Project Historic District	DT00147
National	2014-09-10	Twanoh State Park	DT00238
State	1974-05-31	Oakland Site	MS00057
National	1983-07-14	Shelton Public Library and Town Hall	MS00058
National	1984-01-12	Simpson Logging Company Locomotive No. 7 and	MS00139
National	1989-03-16	Harstine Island Community Hall	MS00140
National	1982-07-16	Vance Creek Bridge	MS00060
National	1982-07-16	High Steel Bridge - Shelton	MS00059
National	1982-07-16	Goldsborough Creek Bridge	MS00061
National	1982-07-16	North Hamma Hamma River Bridge	MS00063
National	1982-07-16	South Hamma Hamma River Bridge	MS00062
State	1984-12-07	Hamma Hamma Guard Station - Olympic National	OL00098
State	2016-02-05	Union City Masonic Cemetery	MS00179

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

No site specific evidence of Indian or historic occupation has been collected or discovered as part of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include an assessment of material evidence, artifacts or areas of cultural importance on or near a development site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

No site specific evidence of Indian or historic occupation has been collected or discovered as part of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include an assessment of material evidence, artifacts or areas of cultural importance on or near a development site including review of the DAHP database, map and GIS data reviews and surveys if needed.

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

The Mason County Comprehensive Plan, Land Use Element includes policies, objectives and procedures to avoid impacts to historical and cultural resources. Additionally, Mason County recognizes State law protecting and preserving these resources including: RCW 27.53 Archeological Sites and Resources; RCW 27.44 Indian Graves and Records Act; and RCW 68.60 Historic Cemeteries and Historic Graves Act.

16. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Mason County's Transportation System consists of State Highways, urban streets, rural roads and local collectors. The County is currently responsible for maintaining 620 miles of county streets, roads, and collectors as well as 64 bridges of various sizes and conditions.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Mason County is currently served by Mason Transit with 11 fixed-route, public bus routes and 5 park and ride facilities. Transit services operate between 5-7 days per week.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

No additional parking or parking spaces are added by this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include an assessment of parking to be consistent with zoning and development regulations.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Mason County Comprehensive Plan, Transportation and Capital Facilities Elements include detailed assessments of transportation infrastructure needs. Washington State Department of Transportation conducts independent planning for state highways in Mason County. Mason County Parks and Recreation and Capital Facilities Element establish level of service standards and identify needs for trail improvements across the county including the Shelton to Belfair trail.

Overall, County roads and bridges are well maintained and expected to continue to provide adequate levels of service throughout the planning period. Exhibit 9 provides an inventory of Mason County arterial roads.

Exhibit 9. Mason County Arterial Streets and Roads Inventory 2016-2036

Road Name	Milepost	ADT	Year	2036 ADT	2036 Peak
Agate Road	3.9	2,919	2012	3,823	382
Bear Creek Dewatto Road	10.3	2,585	2012	3,385	339
Belfair Tahuya Road	11.4	2,776	2012	3,635	364
Brockdale Road	4.9	2,336	2011	3,094	309
Cloquallum Road	4.62	1,129	2011	1,495	150
Cole Road	3.23	2,562	2012	3,355	336
Crestview Drive	0.01	1,353	2012	1,772	177
Dayton Airport Road	0.06	1,668	2014	2,136	214
Harstine Bridge Road	0.18	2,204	2012	2,886	289
Lynch Road	0.4	2,057	2012	2,694	269
Mason Benson Road	0.23	1,047	2012	1,371	137
McReavy Road	6.8	2,990	2011	3,960	396
North Bay Road	0.05	2,416	2012	3,164	316
North Island Drive	0.04	1,119	2012	1,465	147
North Shore Road	3.48	5,491	2012	7,191	719
Old Belfair Highway	0.01	5,083	2014	6,508	650
Old Olympic Highway	0.15	2,450	2011	3,245	325
Pickering Road	0.7	3,760	2015	4,761	476
Sand Hill Road	0.1	3,737	2012	4,894	489
Shelton-Matlock Road	7.24	2,176	2014	2,786	279
Skokomish Valley Road	1.76	1,043	2011	1,381	138
South Island Drive	0.04	1,031	2012	1,350	135
Trails Road	1.58	2,001	2012	2,620	262

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

Future growth and development as planned for in Mason County’s Comprehensive Plan would use or be in the vicinity of water, rail, and air transportation. Water transportation throughout the County’s waterways is largely private operated. The five (5) marine ports in Mason County are expected to be

increasingly important as intermodal transportation hubs, providing for recreation and economic development throughout the planning period. Freight transportation is planned to continue through Mason County by rail and truck transport primarily on State Route 101 and the rail corridor moving through central County to and from Kitsap and points north. The Sanderson Field Regional Airport is expected to play an increasingly important role in economic development in Mason County as the shellfish industry continues to grow and expand internationally and an increasing amount of commerce is done via the internet relying on air transportation and storage.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Traffic projections conducted as part of the Comprehensive Plan, Transportation Element development indicate that vehicle trips over the 20 year planning period are expected to roughly double countywide. See Exhibit 9 for a more detailed projection for each major arterial in the County. Most County roads maintain acceptable levels of service through the planning period, supported by expanded transit services and trail networks. State highway expansion projects are planned by Washington State Department of Transportation independently.

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

No interference with or impact to movement of agricultural and forest products will result from this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential traffic impacts.

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

While the Mason County Comprehensive Plan is not required to include site specific measures to reduce or control transportation impacts, it is intended to reduce traffic and related impacts through integrated land use and transportation planning. The following is a list of plans including detailed measures to reduce or control transportation impacts that form the foundation of the Comprehensive Plan:

- Mason County Comprehensive Plan, Transportation Element
- Mason County Comprehensive Plan, Parks and Recreation Element
- WSDOT Transportation Plan(s) including freight, rail, air, transit, and corridor plans
- 2016 Annual Bridge Report
- County Road Administration Board Annual Report
- Mason Transit Development Plan

Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential traffic impacts.

17. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

This non-project action, Mason County's Comprehensive Plan, would not directly increase the need for public services. The growth and development planned for in the Comprehensive Plan will require additional public services including: water and sewer services, waste management, law enforcement and fire protection, additional school services and facilities, telecommunications, health care, court services, and others.

The Comprehensive Plan, Capital Facilities Element forecasts these needs and establishes levels of service to help ensure the quality of public services enjoyed by Mason County residents is maintained or improved through the planning period (2016-2036).

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

The primary purpose for developing the Mason County Comprehensive Plan is to consider the needs of population growth and related development over the longer term and identify public service needs and gaps that may result.

The primary responsibilities of the County for planning and provision of services include: water supply and stormwater, solid waste, transportation (county streets and roads), law enforcement, and court services. While Mason County does not plan for services including hospitals, ports, fire, and schools, we do have an important coordination role to ensure that these public facilities and services are available, adequate and concurrent with development within unincorporated parts of Mason County. Policies included in the Mason County Comprehensive Plan, Countywide Planning Policies and Utilities Element outline a framework for coordination with other jurisdictions within the County to provide adequate accommodation of public services concurrently with development.

Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of adequate public facilities and services.

18. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

All utilities are currently available throughout Mason County.

- **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

No utilities will be needed as a direct result of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of potential proposed utilities.

The Comprehensive Plan, Utilities Element contains a detailed discussion of utility demand and future utility needs through the planning period. The Capital Facilities Element also establishes level of service standards for public utilities providing a foundation for analysis of the existing utility delivery system and proposed improvements which are necessary to meet the changing demands in six primary areas including:

- Electricity
- Natural Gas
- Solid Waste Management Systems
- Telecommunications
- Utility pipelines
- Water

Water, sewer, storm water and solid waste, which are also often considered as utilities, are also discussed in the Capital Facilities Element.

C. Signature

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

Signature: _____ *Paula Reeves* _____

Name of signee _____ Paula Reeves _____

Position and Agency/Organization ___ Planning Manager, Mason County _____

Date Submitted: ___ 9/15/2017 _____

D. Supplemental Sheet for Nonproject Actions

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

No groundwater will be withdrawn from wells or discharged into groundwater as a result of this non-project action. Future development proposals would be subject to SEPA individually and would include a development permit review of any impacts to groundwater and drinking water.

This non-project action will have no direct effects on air quality. The Mason County Comprehensive Plan does include polices and regulations to guide growth and development over the 20 year planning period, 2016-2036. It is likely that projected population growth could lead to increased air emissions. Indirectly, the Comprehensive Plan and the growth and development it projects for Mason County could increase traffic generating additional vehicle emissions, construction of public and private infrastructure and structures could generate localized air emissions, and additional homes burning wood could generate air emissions.

No toxic or hazardous chemicals will be stored, used or produced as part of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of any toxic or hazardous chemicals.

No noise will be created as part of this non-project action. Future development proposals would be subject to SEPA individually as well as development permit review by the County and both processes would include a review of additional traffic that may result in added noise. Future planned commercial and industrial development may result in added noise.

***See Section B for more detail and discussion**

Proposed measures to avoid or reduce such increases are:

Mason County has mapped critical aquifer recharge areas considered vulnerable and in need of protection, including sole source aquifers, potential sea water intrusion areas, wellhead protection areas, and areas within a half mile of surface water source limited streams. These maps are available on the Mason County website as part of the Planning Map Library.

Additionally, site specific building permits may require geotechnical reports and compliance with critical areas and stormwater regulations consistent with Mason County's Resource Ordinance (MCC 8.52) that has been updated to be consistent with 2017 Critical Areas Checklist issued by Washington State Department of Ecology.

Washington Administrative Code (WAC 173-60) establishes performance standards for all types of land uses and development and includes a maximum permissible environmental noise levels and environmental designations for noise abatement. WAC 173-62 establishes noise standards for new motor vehicles and operation of motor vehicles on State Highways.

Mason County has established a specific zoning designation for the Airport Industrial Area that is designed to reduce and control noise with building setbacks, specific noise separation buffers, and landscaping (MCC 17.07.550). Future growth and development planned for in the Comprehensive Plan would be regulated by state and county noise policies (Mason County Code 9.36).

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

Indirectly, site specific development planned for in the Comprehensive Plan would allow development that may remove or alter plants and vegetation, disturb soils and add additional impervious surfaces, and impact habitat and animals through land clearing, construction of infrastructure and buildings, and additional impervious surfaces and related storm water runoff.

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

The current Mason County Development Regulations include plans and policies to manage and preserve habitat and open space, as well as, critical area regulations. The County has updated its Critical Areas Ordinance and Shoreline Master Program to address current conditions and incorporate best available science including the updated wetland rating system. The following policies, goals and regulations would apply to future development as planned for in the Comprehensive Plan Update, including:

- Mason County Comprehensive Plan Environmental Goals, Chapter 2 – Countywide Planning Policies
- Critical Areas Ordinance and Shoreline Master Program Update, 2017
- Mason County Code 8.52, Resource Ordinance Update 2017

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

Energy conservation features are not applicable as part of this non-project action. Planned growth and development will require energy for heating, lighting, commercial and industrial uses, and other activities.

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

Future development proposals would be subject to development permit reviews which require them to meet applicable County Building and Energy Codes (Mason County Code, Title 14). Washington state regulations for energy conservation implemented largely through PUD 3 in Mason County also apply to all new development.

Additionally, the Comprehensive Plans include provisions for electric vehicle charging stations in compliance with RCW 36.70A.695.

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

Planned population growth and related development as outlined in Mason County's Comprehensive Plan will create more demand for parks, trails and other recreational facilities. The northwest portion, 25% of the area of Mason County, is federally protected and will remain wilderness and habitat.

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

Mason County's Resource Ordinance and Shoreline Master Program (MCC 8.52 and Title 17) have been updated and reflect best available science related to environmentally sensitive areas including: rivers and streams, habitat, wetlands and others.

Mason County has updated its Flood Damage Prevention Ordinance (MCC 14.22).

Mason County Comprehensive Plan, Parks and Recreation Element plans for and establishes level of services standards for growth and increased demand for parks and recreation.

Mason County adheres to all state and federal regulations established to protect and preserve historic and cultural resources. Site specific development permitting processes include an assessment for potential impacts. Mason County Comprehensive Plan, Countywide Planning Policies establishes goals and objectives for preserving and protecting historic and cultural resources. See Section B for more detail.

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

Mason County's Comprehensive Plan, specifically the Countywide Planning Policies and Objectives, Land Use, and Rural Elements inventory these lands and outline policies, procedures, tools and authorities to conserve Long Term Commercial Forest, Agricultural, Mineral and other Resource Lands throughout Mason County and concentrate urban development in Urban Growth Areas and locations of more intense rural development (LAMIRDs). Detailed land use maps, including maps of Resource Lands are available on the Mason County website as part of the Planning Map Library.

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

As part of this update of the Comprehensive Plan, Mason County's Shoreline Master Program and Critical Areas Ordinance (MCC 8.52 and Title 17) have been updated to reflect current state requirements and best available science. Shoreline designations include: Natural, Conservancy, Rural, Residential, Commercial and Aquatic Shoreline Environmental Designations. Maps showing updated critical areas, including shorelines and open space, are available on the Mason County Website in the Planning Map Library.

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

Mason County population is projected to grow by an additional 21,500 residents for a total population of 83,800 by 2036. Traffic projections conducted as part of the Comprehensive Plan, Transportation Element development indicate that vehicle trips over the 20 year planning period are expected to roughly double countywide. See Exhibit 9 of this SEPA document for a more detailed projection for each major arterial in the County. Most County roads maintain acceptable levels of service through the planning period supported by expanded transit services and trail networks. State highway expansion projects are planned by Washington State Department of Transportation independently. Demand for public transportation services is also projected to grow.

Future growth and development would also use or be in the vicinity of water, rail, and air transportation. Water transportation throughout the County's waterways is largely private operated. The five (5) marine ports in Mason County are expected to be increasingly important as intermodal transportation hubs, providing for recreation and economic development throughout the planning period. Freight transportation is planned to continue through Mason County by rail and truck transport primarily on State Route 101 and the rail corridor moving through central County to and from Kitsap and points north. The Sanderson Field Regional Airport is expected to play an increasingly important role in economic development in Mason County as the shellfish industry continues to grow and expand internationally and an increasing amount of commerce is done via the internet relying on air transportation and storage.

Additionally, there would be increased demand for water, storm water facilities, telecommunications, solid waste, fire protection and law enforcement, schools, and court services as discussed in Section B of this SEPA document. Site specific development proposals are reviewed for their water and storm water impacts. Fire districts ensure sufficient operations and equipment to meet state laws and county standards. School districts and utility districts are responsible for preparing capital plans.

While demands for these facilities and services will increase, the Capital Facilities Element of the Comprehensive Plan identifies needed improvements over the planning period (2016-2036).

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

Implementing the Comprehensive Plan, Transportation, Capital Facilities and Utilities Elements as well as completing the Water Mitigation Planning study in partnership with other jurisdictions in Mason County would allow the County to accommodate new growth and provide established levels of service for these facilities and services. Site specific development proposals will also require SEPA review individually as well as development permit review. Both processes will require an assessment of transportation and utility impacts. Additionally, the Regional Transportation Plan ensures consistency and interagency coordination across the system.

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

All future development would comply with local, state and federal requirements for protection of the environment including SEPA and Mason County's Resource Ordinance (MCC 8.52).