

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background Find help answering background questions

1. Name of proposed project, if applicable:

City of McCleary Comprehensive Plan Update.

2. Name of applicant:

City of McCleary

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

Chad Bedlington, Public Works Director, 100 S 3rd Street, McCleary, WA 98557 Phone: 360-495-3667

4. Date checklist prepared:

February 25, 2024

5. Agency requesting checklist:

City of McCleary

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

The City of McCleary Draft Comprehensive Plan Update is a nonproject action that is undergoing public review. City Council review occurs March 27, 2024. City Council is project to consider the plan and take action in April 2024.

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

The nonproject Comprehensive Plan update will be subject to review as needed in the future following adoption, and any subsequent amendments will require separate environmental review. In addition the City will be evaluating and updating its development ordinances to ensure they are consistent with the updated Comprehensive Plan.

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

None

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.

There are no pending governmental approvals related to this Comprehensive Plan.

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

Adoption of an ordinance by the City of McCleary City Council.

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

The City of McCleary is updating the 2002 McCleary Comprehensive Plan. The Comprehensive Plan has a 20-year horizon to the year 2040. The City is approximately 2 square miles in size and the Plan provides a long-range land use and policy plan for the City. The Comprehensive Plan includes elements for land use, housing, economic development, natural environment, public facilities, utilities, public services, transportation and historic preservation. The City of McCleary Draft Comprehensive Plan Update is as a digital attachment.

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

The Comprehensive Plan Update Planning Area includes the City limits and unincorporated land, which may be annexed by the City to accommodate growth in the future. The City of McCleary is located in Grays Harbor County which is located in Western Washington.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

The project encompasses the entire City limits of McCleary, which includes flat areas, forested slopes, agricultural areas, wetlands and creek shorelines and developed areas.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

Steep slopes 15 percent and greater are found in the City Planning Area.

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.

According to US Natural Resources Conservation Service soil surveys, there are 11 different soil series in and around McCleary. All soil types in the McCleary area have one or more characteristics that create constraints for future development and may warrant certain design considerations, including slope, erosion potential, flooding depth to water table, depth to bedrock, and drainage capabilities. No soils are proposed to be removed as part of this non-project action.

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

None known.

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. Filling excavation or grading associated with individual projects will be reviewed on a case-by-case basis and follow existing regulations and best management practices.

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

As a nonproject action, the Comprehensive Plan Update will not result in erosion. Future site-specific development, which may be allowed under the Plan and implementing development regulations, may result in clearing and construction activities with the potential for erosion. Future site-specific project actions would be subject to further environmental review on a case-by-case basis. Potential erosion during construction will be mitigated according to federal, state and local regulations.

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

No impervious surfaces are proposed as part of the non-project action. The city has existing adopted regulatory limits for impervious surfaces through zoning, surface water management, and other standards that regulate the extent of impervious surfaces on future site-specific development.

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

No erosion impacts are expected from this non-project action. The city has existing adopted regulatory limits for erosion control methods and will apply the goals, objectives and policies of the Comprehensive Plan elements to any updates or modifications to the City's development codes.

2. Air Find help answering air questions

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.

Adoption of the Comprehensive Plan Update would not, in itself, have direct effects on air quality. It will, however, provide a framework that will guide growth and development upon annexation during the 20-year planning period. It will result in subsequent actions by the City to implement the plan, such as applying new development regulations and constructing infrastructure projects

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

This is a non-project Comprehensive Plan Update. Future site-specific project actions would be subject to further environmental review on a case-case.

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

This is a non-project action. Air impacts due to construction would be address by regulations in place at the time of project application.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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

The City is located within the Wildcat Creek watershed and has a number of other wetlands within the City limits. The stream travels for about 1-1/2 miles through McCleary in a northeasterly to southwest direction. Wildcat Creek flows into the Chehalis River and then into the Pacific Ocean.

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.

This is a non-project action and will not have any work over or adjacent to the described waters. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.

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 is proposed to be placed in surface water or wetlands as part of this non-project action.

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

This is a non-project action and will not require any surface water withdrawals or diversions.

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

There is a 100-year floodplain in McCleary associated with Wildcat Creek. However, this is a non-project action and will not have any impact on floodplains.

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.

This is a non-project action and will not require any discharges to surface waters.

b. Ground Water: [Find help answering ground water questions](#)

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 a general description, purpose, and approximate quantities if known.

This is a non-project action and will not require any groundwater to be withdrawn. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.

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

No waste materials will be discharged into the ground as a result of this non-project action. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.

c. Water Runoff (including stormwater):

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

The Comprehensive Plan Update is a nonproject action and does not impact water resources. Development allowed by the Proposed Comprehensive Plan Update may add impervious surfaces that would result in stormwater runoff. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.

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

Not applicable as this is a non-project proposal.

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

describe.

Not applicable as this is a non-project proposal.

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

The Comprehensive Plan Update is a nonproject action and does not impact water resources. Development allowed by the Proposed Comprehensive Plan Update may add impervious surfaces that would result in stormwater runoff. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.

4. Plants Find help answering plants questions

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?

The Comprehensive Plan Update is a nonproject action and does not impact plants. Development allowed by the Proposed Comprehensive Plan Update would be subject to further environmental review on a case-by-case basis.

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

The City has designated wetlands, shorelines and other areas as critical areas in order to preserve natural habitat.

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

No landscaping or other enhancement vegetation is proposed to be implemented as part of this non-project action. Future site-specific project actions would be subject to further environmental review on a case-by-case basis.

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

The list of noxious weeds in Grays Harbor County can be found at the link below.

5. Animals Find help answering animal questions

- a. List any birds and other animals that 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:

A variety of animals can be found within the City of McCleary.

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

Wildcat Creek provides habitat for seasonal and year round fish species that are listed by the Federal Government as threatened.

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

Yes, the city of McCleary is within the Pacific Flyway. Numerous waterfowl use the wetlands, ponds, and surrounding marine waters as a migratory rest stop, or as a permanent wintering area.

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

Individual applications for housing development proposed after the city implements the actions outlined in the HAP would be subject to the city's existing critical areas ordinance.

- e. List any invasive animal species known to be on or near the site.**

6. Energy and Natural Resources Find help answering energy and natural resource questions

- 1. 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.**

As a non-project action, no impacts will occur from adopting the updated Comprehensive Plan. The potential impacts of future, specific development proposals will be addressed through regulations that are in place (adopted) at the time of permit application and/or project-specific environmental review.

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

As a non-project action, no impacts will occur from adopting the updated Comprehensive Plan. The potential use of solar energy on future, specific development proposals will be addressed through regulations that are in place (adopted) at the time of permit application and/or project-specific environmental review.

3. **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.**

As a non-project action, no impacts will occur from adopting the updated Comprehensive Plan. The potential features of future, specific development proposals will be addressed through regulations that are in place (adopted) at the time of permit application and/or project-specific environmental review.

7. **Environmental Health** [Find help with answering environmental health questions](#)

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

As a non-project action, no hazards will occur from adopting the updated Comprehensive Plan. The potential impacts of future, specific development proposals will be addressed through regulations that are in place (adopted) at the time of permit application and/or project-specific environmental review.

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

N/A this is a non-project action.

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.**

N/A this is a non-project action.

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.**

N/A this is a non-project action.

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

N/A this is a non-project action.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

N/A this is a non-project action. Future site-specific development would be subject to International Fire Code, City zoning regulations, and State hazardous materials regulations, as well as additional environmental review on a case-by-case basis.

b. Noise

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

N/A this is a non-project action. Noise sources in the City include traffic primarily, as well as noise from existing business operations. Temporary sources will be from construction activities as future development/redevelopment occurs.

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)?

Not applicable to the nonproject Comprehensive Plan Update. Future development may add traffic, adding to background traffic noise. Future business development may result in operational noise. Temporary construction noise may be generated as development occurs. Future site-specific project actions would be subject to State, County and/or City noise regulations, and further environmental review on a case-by-case basis.

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

N/A this is a non-project action.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

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.

As a non-project action, this is a City-wide action and current and future land use designations for the City may be amended with the Comprehensive Plan update. Existing land uses within the city are shown in the table below.

Land Use	Acres	% of Total Acreage
Single-family residential	203.20	18.1%
Multifamily residential	9.14	0.8%
Institutional lodging	1.90	0.2%
Civic/assembly	18.69	1.7%
Retail/commercial	38.67	3.4%
Utilities/transportation	10.25	0.9%
Recreation/open space	6.96	0.6%
Resource - forest land	244.24	21.7%
Undeveloped	591.65	52.6%
Total	1,124.70	100.0%

Source: Grays Harbor County Assessor Data

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 because 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 nonforest use?

Working forest lands are found within McCleary. Prior to the comprehensive plan update process the

owner of several tracts of working forest lands sold to other private parties who do not intend to continue harvesting timber on the property. A portion of those lands have been redesignated as a Master Plan District, and other land has remained within the Open Space land use designation. Future, specific development or land use conversion proposals will be addressed through regulations that are in place (adopted) at the time of permit application and/or project-specific environmental review.

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. Future, specific development or land use conversion proposals will be addressed through regulations that are in place (adopted) at the time of permit application and/or project-specific environmental review.

c. Describe any structures on the site.

There are a variety of structures throughout the city. This is a non-project city-wide action which involves the determination of strategies to retain quality of life and provide development opportunities to meet forecasted growth throughout the City.

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

No structures will be demolished from adopting the updated Comprehensive Plan.

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

This is a non-project action that covers the entire city of McCleary. Zoning classifications range from single family residential to commercial and industrial zones and coincide with the Future Land Use Designation map.

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

This is a non-project action that covers the entire city of McCleary. Comprehensive Plan designations range from single family residential to commercial and industrial zones.

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

The City's shorelines include Wildcat Pond and Mox Chehalis Creek (although the creek itself is located outside of the City, shorelands adjacent to the creek are within the City's shoreline jurisdiction).

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

This is a city-wide non-project action that includes all critical areas and their buffers within the City limits. The potential impacts of future, specific development proposals will be addressed through

regulations that are in place (adopted) at the time of permit application and/or project-specific environmental review.

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

Not applicable, as this is a citywide non-project action.

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

The updated Comprehensive Plan does not forecast a decrease in population and employment. Future site-specific project actions including their growth levels would be subject to further environmental reviews on a case-by-case basis.

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

None

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

At a programmatic level applicable to a nonproject action, the City would apply the goals, objectives and policies of Land Use Element and other Comprehensive Plan elements to any updates or modifications to the City's development codes. The City's planning, permitting, and environmental review processes allow for sufficient consideration of appropriate development standards to reduce land use compatibility impacts

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

The potential features of future, specific development proposals will be addressed through regulations that are in place (adopted) at the time of permit application and/or project-specific environmental review.

9. Housing [Find help answering housing questions](#)

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

As a non-project action, the actual plan does not provide any housing units. The table below gives historical data on the number of residential units in McCleary.

Table 5-2: Housing Occupancy								
	2010				2020			
	McClary	Grays Harbor Co.	WA State		McClary	Grays Harbor Co.	WA State	
	# of Units	Percentage of Total Housing Units			# of Units	Percentage of Total Housing Units		
Occupied	699	92.1%	81.3%	90.8%	770	93.6%	82.8%	92.9%
Vacant	60	7.9%	18.7%	9.2%	53	6.4%	17.2%	7.1%
Total Units	759	100.0%	100.0%	100.0%	823	100.0%	100.0%	100.0%

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

The Comprehensive Plan Update does not forecast decreases in housing units. Future site-specific project actions including their growth levels would be subject to further environmental review on a case-by-case basis.

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

At a programmatic level applicable to a nonproject action, the City would apply the goals, objectives and policies of the Housing Element and other Comprehensive Plan elements to any updates or modifications to the City's development codes. The City's planning, permitting, and environmental review processes allow for sufficient consideration of appropriate development standards to reduce land use compatibility impacts to residential neighborhoods. Future site-specific development will be subject to environmental review on a case-by-case basis.

10. **Aesthetics** [Find help answering aesthetics questions](#)

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

This is a city-wide non-project effort, building height will be regulated on a case-by-case basis through the development process and is regulated through the current (adopted) code at the time of permit submittal.

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

This is a city-wide non-project effort, views will not be directly affected by the adoption of the updated comprehensive plan.

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

As a non-project action, no aesthetic impacts will occur. Potential impacts of future, specific development proposals will be specifically addressed by the regulations in place (adopted) at the time of permit review and/or project-specific environmental review as appropriate.

11. Light and Glare Find help answering light and glare questions

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

This a city-wide non-project action, no light or glare impacts will occur.

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

This a city-wide non-project action, no light or glare impacts will occur.

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

This a city-wide non-project action, no off-site light or glare sources will affect the proposal.

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

This a city-wide non-project action, no light or glare impacts will occur. Potential impacts of future, specific development proposals will be specifically addressed by the regulations in place (adopted) at the time of permit review and/or project-specific environmental review as appropriate.

12. Recreation Find help answering recreation questions

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

The City of McCleary owns and operates two parks and recreation facilities: Beerbower Park and the McCleary Community Center open space. Additionally, the City owns undeveloped land at the north end of McCleary that is intended for future park development. These parks total 16.2 acres.

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

No.

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

This a city-wide non-project action, no impacts to recreational opportunities will occur. Future updates to the Parks and Recreation Plan will direct additional parks and recreation resources in the City. Potential impacts of future, specific development proposals will be specifically addressed by the regulations in place (adopted) at the time of permit review and/or project-specific environmental review as appropriate.

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

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.

No site-specific development is proposed with the Comprehensive Plan Update. There are many buildings, structures, or sites that are over 45 years old. This action will not impact historical and/or cultural places.

- 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.**

This is a city-wide non-project action, adoption of the updated Comprehensive Plan will not adversely affect any landmarks, features, or other Indian or historic use areas. Potential impacts of future, specific development proposals will be specifically addressed by the regulations in place (adopted) at the time of permit review and/or project-specific environmental review as appropriate.

- 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.**

Not applicable. Historic maps and GIS data were evaluated during the course of the comprehensive plan update process and those attributes are contained within the proposed plan.

- 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.**

At a programmatic level applicable to a nonproject action, the City would apply the goals, objectives and policies of the Historic Preservation Element and other Comprehensive Plan elements to any updates or modifications to the City's development codes. Potential measure to avoid disturbance to these resources will be specifically addressed by the regulations in place (adopted) at the time of permit review and/or project-specific environmental review as appropriate.

14. Transportation [Find help with answering transportation questions](#)

- 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.**

As a city-wide non-project action, the action encompasses all public streets and highways within the City of McCleary. Potential impacts of future, specific development proposals will be specifically addressed by the regulations in place (adopted) at the time of permit review and/or project-specific environmental review as appropriate.

- 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?**

As a city-wide non-project action, the geographic area is considered the City, and the city is served by Grays Harbor Transit.

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

How many would the project or proposal eliminate?

Not applicable to this nonproject action. Future site-specific development will need to meet City parking standards.

- 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).**

New streets, both public and private, will be required to serve growth allowed by the Comprehensive Plan Update. Potential impacts of future, specific development proposals will be specifically addressed by the regulations in place (adopted) at the time of permit review and/or project-specific environmental review as appropriate.

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

This is a non-project city-wide action. The City of McCleary has direct access to other transportation modes, including heavy rail lines that directly access industrial areas. The majority of traffic movement in the City is generated by the industrial and commercial employment centers, as well as residential areas.

- 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?**

This is a non-project city-wide action. No site-specific development is proposed with the Comprehensive Plan Update.

- 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.**

This is a non-project city-wide action. No interference with the movement of agricultural and forest products is proposed, and should not occur from adoption of the updated Comprehensive Plan.

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

Not applicable to the non-project Comprehensive Plan Update. Future site-specific project actions will be subject to State, County and City development regulations designed to help mitigate transportation impacts. The City works through Grays Harbor Council of Governments, Washington State Department of Transportation and Grays Harbor County regarding transportation network improvements along SR 8. Future site-specific development will also be subject to additional environmental review on a case-by-case basis.

15. Public Services Find help answering public service questions

- 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.**

Future growth projected in the Comprehensive Plan Update would require additional public services including police protection, fire protection, schools, and others to meet service providers' standards of service.

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

At a programmatic level applicable to a nonproject action, the City would apply the goals, objectives and policies of the Public Facilities, Utilities and Services Element and other Comprehensive Plan elements to any updates or modifications to the City's development codes. The City, School District, Fire District and the special districts coordinate in terms of long-range plans. The process for ongoing interjurisdictional management of services and capital facilities planning should control impacts to these services.

16. Utilities Find help answering utilities questions

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

This is a non-project city-wide action. The city has all of the above utilities available.

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

The City of McCleary operates its own utilities, including electrical, water supply, stormwater utility and wastewater treatment plant, systems that are outlined within the Capital Facilities Element in the Comprehensive Plan. Potential impacts of future, specific development proposals will be specifically addressed by the regulations in place (adopted) at the time of permit review and/or project-specific environmental review as appropriate.

C. Signature Find help about who should sign

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.

Type name of signee: Chad Bedlington



Position and agency/organization: Director of Public Works, City of McCleary

Date submitted: 3/25/2024

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

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

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

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

The adoption of an updated comprehensive plan will not result in an increase of discharge to water, emissions to air, the production/storage/release of toxic or hazardous substances, or the production of noise. Any impact of the future development projects that this plan generally aims to encourage will be assessed at the time of development, and will be subject to regulations in place at the time of application.

- **Proposed measures to avoid or reduce such increases are:**

None

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

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

The proposal will not increase affects to plants, animals, fish, or marine life. All existing measures to protect plants, animals, fish, and marine life will remain in effect and will apply to any and all future development proposals. The updated Comprehensive Plan does not propose any actions to amend these standards.

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

Adoption of the proposed Comprehensive Plan will not increase impacts to natural resources or deplete energy. The proposal does not recommend any changes to existing energy codes.

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

Future industrial, commercial and residential development that this plan generally aims to encourage will continue to be subject to existing energy codes and other city, state, and federal regulations and/or any additional project-level environmental review.

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?

Adoption of the proposed updated Comprehensive Plan will not increase such impacts. The proposed plan does not recommend any actions that would affect existing measures to protect environmentally sensitive areas or areas designated for governmental protection.

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

Future industrial, commercial and residential development that this plan generally aims to encourage will continue to be subject to existing city, state, and federal regulations and/or additional project-level SEPA environmental review. Those regulations are not proposed to be amended at this time, and remain in full force and effect.

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?

Adoption of the proposed Comprehensive Plan will not in and of itself result in changes to land and shoreline uses. Any future industrial, commercial and residential development that this plan generally aims to encourage would be subject to existing land use and shoreline regulations in effect at the time of permit application.

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

None at this time.

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

Adoption of the proposed Comprehensive Plan will not result in impacts to transportation or public services and utilities. Future development that this plan generally aims to encourage will continue to be subject to existing city, state, and federal regulations and/or any additional project-level environmental review.

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

None at this time.

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

The City of McCleary is not fully subject to the Growth Management Act (GMA). The Comprehensive Plan Update is designed to comply with GMA requirements for critical areas. Communities not fully planning under GMA are still required to prepare a comprehensive plan for the orderly physical development of the jurisdiction. At a minimum, a land use element and circulation element must be prepared. The Comprehensive Plan Update meets and exceeds these minimum requirements. No known conflicts exist based on an analysis of the Comprehensive Plan in relation to local, state and federal laws or requirements for the protection of the environment.