

## **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:*** [\[help\]](#)

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** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Pend Oreille County Comprehensive Plan Update, Sensitive Areas Code (SAC) and Development Regulations Update

This SEPA Environmental Checklist amends and supersedes the SEPA Checklist previously dated February 9, 2021 and is submitted for the above described proposed project for the purpose

of fulfilling Pend Oreille County's obligations under the decision by the Pend Oreille County Hearing Examiner dated January 25, 2022.

2. Name of applicant: [\[help\]](#)

Greg Snow, Community Development Director, Pend Oreille County

3. Address and phone number of applicant and contact person: [\[help\]](#)

Greg Snow  
Pend Oreille County  
Community Development Department  
418 South Scott Avenue  
PO Box 5066  
Newport, WA 99156  
(509) 447-4821  
[gsnow@pendoreille.org](mailto:gsnow@pendoreille.org)

4. Date checklist prepared: [\[help\]](#)

July 18, 2022

5. Agency requesting checklist: [\[help\]](#)

Pend Oreille County Community Development Department

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The Community Development Department of Pend Oreille County proposes to locally adopt the updated Comprehensive Plan, Sensitive Areas code and Development Regulations in 2022.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

In accordance with the provisions of the Growth Management Act, the updated Comprehensive Plan, Sensitive Areas code and Development Regulations are an integrated and updated set of goals, policies and regulations for the County. The Comprehensive Plan, Sensitive Areas code and the Development Regulations will be subject to annual review and periodic comprehensive review occurs every 8 years.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

In addition to this SEPA Checklist, a Pend Oreille County Resource Lands Review memorandum dated May 19, 2020, was prepared to support the Comprehensive Plan update



(Attachment 1). Additionally, Sensitive Areas and shorelines maps were prepared by the County and informed this environmental checklist, including Fish Wildlife Habitat Conservation Areas, Hydrologic Critical Areas (wetlands, streams, floodplains, channel migration zones and 10-year time of travel areas for wellhead protection), and Geologic Hazards. These maps were reviewed for the preparation of this checklist. Also, best available science documentation prepared for Stevens County, which is directly applicable to Pend Oreille County due to similar elevation, precipitation, soil, terrain, and other conditions in Northeast Washington, was also utilized in the Sensitive Areas code update<sup>1</sup>. Additionally, guidance documents from the Washington State Department of Ecology related to wetlands provisions and other critical areas were used in making updates. Project-specific environmental reviews, critical areas reports, and other supporting documentation, as applicable, will be prepared for specific development proposals, but this checklist is designed to describe general anticipated effects for the draft Comprehensive plan and development regulations. ✓

A previous SEPA Checklist was proposed for this proposal dated February 9, 2021 and a threshold Determination of Nonsignificance was issued on April 23, 2021. ✓

Subsequent to the Hearing Examiner's January 25, 2022 Decision, the County processed an application for a Conditional Use Permit for a bitcoin mining facility on property located south of the Town of Cusick that would be rezoned to Industrial under the Proposal under application file number CUP-2021-12. The County received an appeal of the Determination of Nonsignificance issued in conjunction with the processing of the Conditional Use Permit. The Hearing Examiner approved the Conditional Use Permit on May 27, 2022 and denied the appeal affirming the County's determination that there were no probable, significant adverse environmental impacts associated with this Conditional Use Permit. ✓

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. [\[help\]](#)

At any given time, the County has permit applications that are going through a review process, based upon the existing Comprehensive Plan and development regulations. However, there are no known applications that are pending government approvals directly affecting the proposed Comprehensive plan, Sensitive Areas Code and development regulation updates. ✓ CORRECT

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Approval will occur through the County as part of the local adoption process. Input on the draft updates is sought from other agencies and tribes through the County's adopted Public Participation Process.

---

<sup>1</sup> Anchor QEA, 2021. Proposed Riparian Buffers within the Stevens County Critical Areas Code Update, April 2021. This document evaluates Northeast Washington riparian functions and existing conditions and provides the basis for updated riparian buffers.

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.) [\[help\]](#)

Pend Oreille County Comprehensive Plan Update, Sensitive Areas Code (SAC) and Development Regulations Update. The County's proposal includes the following:

- Adopt the updated Pend Oreille County Comprehensive Plan, including updated goals and policies, population projections, revised Future Land Use Map including removal of the Public Lands land use designation and replacing it with other designations more appropriate to the existing uses on these areas within the County, including new commercial, industrial, and parks and recreation updated Resource Lands designations (where several hundred additional acres of private land along with approximately 550,000 acres of public lands were included as a net increase of Resource Lands, which also included some lands coming out of the current Public Lands designation), and other updates to comply with the Washington State Growth Management Act and other state laws and regulations, and also local requirements and preferences.

The County is applying the State Office of Financial Management Medium projection for population growth, which is an increase of 895 persons through 2039, which translates into 45 new residents (19 new households) per year. Growth is expected to continue to occur consistent with trends seen in prior years (2010 – 2019) (see map titled Population & Residential Permits by Census Block Groups included as an appendix to the Comprehensive Plan). Residential growth as illustrated by building permits in the southern part of the County, including cities and towns, occurs at an annual rate of approximately 1 percent (1%), while the rest of the County experiences a growth rate of approximately .5 percent (.5%). A projection of approximately 1,000 residential building permits in the unincorporated part of the County are anticipated through 2039, or approximately 50 per year. These building permits could include permits for decks, shops, outbuildings and single-family residences. Additionally, commercial, public facility and light industrial development, while limited, is expected to continue. Commercial permit applications in recent years includes 21 approved or completed since 2017, (Pend Oreille County Community Development data) for improvements to cell towers, recreational facilities, mini-storage and modifications to existing commercial facilities. More intense industrial development proposals have also been submitted to the County in recent history and have gone through separate environmental reviews, with other heavy industries being shut down or going into a standby mode. Applying the projected growth rates to future development does not suggest that there will be significant development within the County due to the implementation of the Proposal.

50/YR  
NEW DWELLINGS



The County is not aware of any foreseeable specific proposals for development (i.e. near Diamond Lake). The County anticipates that if a specific proposal were made such environmental review would be addressed at the point in time an application was made and mitigated using the amendments to the Comprehensive Plan, Development Regulations and SAC, as appropriate and further described herein. ✓

The County also does not further anticipate any additional planning activities, including subarea planning, to occur because of the adoption of the amendments to the Comprehensive Plan except those that would occur as part of the County's annual amendment processes. ✓

Adopt the County Sensitive Area Code updates, Pend Oreille County Code Title 28 – Sensitive Area Ordinance consistent with the State Growth Management Act and RCW 36.70A. Updates to this code include revised wetland protection protections and mitigation strategies and revised riparian buffers that are tailored to the riparian functions and values targeted for protection. ✓

- Update to the Pend Oreille County Title XX: Amend the existing regulations to consistent with the State Growth Management Act and RCW 36.70B.
  - Chapter XX.02 General Provisions – Made general clarification and updates to streamline and make more accurate. ✓
  - Chapter XX.14 Processing Procedures – Added in site posting requirements for hearings or notices and clarified applicant noticing procedures. ✓
  - Chapter XX.18 Environmental Review – Updated to remove policy language duplicate with information in the Comprehensive Plan and made other minor clarifications. ✓
  - Chapter XX.22 Concurrency Management – Minor edits and clarifications ✓
  - Chapter XX.26 Zoning Controls – Updated to include revised zoning districts consistent with the draft future land use designations and add new ones for industrial, commercial and parks and recreation. Made other minor edits and clarifications. Updated Zoning Map to be consistent with proposed Future Land Use Map. The County prepared a revised Table of Permitted Zoning Uses (TOPU) to reflect the uses that would be permitted in each zone. The proposed uses are consistent with traditional notions of what types of uses would be permitted in specific zones. ✓

- Rural Residential – This zone permits primarily residential uses, including multifamily, with limited other uses permitted via a Conditional Use Permit process. ✓
  - Residential - This zone reflects larger lot residential uses with limited other uses permitted via a Conditional Use Permit process. ✓
  - Natural Resource – This zone primarily permits natural resource related uses with such zoning only permitted after compliance with the County's comprehensive plan. ✓
  - Commercial – This zone allows for a wide variety of uses and is intended primarily for commercial style development. ✓
  - Industrial – This zone is primarily for industrial development and requires additional environmental review and approval for more intensive development. ✓
  - Tribal – This zone is subject to the requirements of the Kalispel Tribe of Indians. ✓
- Chapter XX.30 Development Standards – Clarified off-premise sign regulations design criteria and made other minor edits and updates. ✓
  - Chapter XX.44 Recreation and Tourism Facilities – Made minor updates and clarifications to development standards provisions. ✓
  - Chapter XX.48A and 48B - Recreational Vehicle Parks and Recreation Vehicle Resorts – Updated approved criteria to include latest standards for County Road and procedures. ✓
  - Chapter XX.52 Binding Site Plans – Updated approval criteria to be consistent with current County Road standards and made other minor updates. ✓
  - Chapter XX.60 Master Planned Resort – Added definition of Master Planned Resort and qualified certain uses such as residential. ✓
  - Chapter XX.64 Subdivisions – Added in one new subsection - Planned Unit Developments. Revised General provisions to eliminate text redundant with RCW 58.17.040. Updated Violation provisions, Final Plat Approval and Design requirements, and Boundary Line Adjustment review and approval criteria. ✓



- Chapter XX.66 – Military Flight Path – New regulation to establish an overlay and requirements to ensure that proposed structure(s) and use(s) with impacts within Military Training Routes and Military Operations Area are compatible with military operations. ✓
- Chapter XX.68 Conditional Uses – Updated Conditional Use Permit provisions and conditions of approval. Added amendment and time limitation procedures and requirements. ✓
- Chapter XX.70 Vacation Rental Regulations – Minor edits and clarifications. ✓
- Chapter XX.72 Variances – Included approval standards (new section). ✓
- Chapter XX.74 Reasonable Use Exception – Minor edits and clarifications. ✓
- Chapter XX.76 Non-Conforming Uses – Minor edits and clarifications ✓
- Chapter XX.80 Special Uses – Updated General Conditions to include additional requirements. ✓
- Chapter XX.84 Building Regulations – Added in site evaluation procedure and requirements. Updated standards and requirements consistent with current County requirements. Added in testing requirement for private wells. Updated manufacturing home requirements. ✓
- Chapter XX.88 Amendments and Rezones – Minor edits and clarifications. ✓
- Chapter XX.90 Comprehensive Plan Amendments – Updated procedure for revising population projections. ✓
- Chapter XX.92 Violations and Enforcement – Removed Title Notice provision. ✓

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. [\[help\]](#)

Pend Oreille County Comprehensive Plan Update, Sensitive Areas Code (SAC) and Development Regulations Update applies to the entire areas of Pend Oreille County. The updated SAC will apply to all Critical Areas within the Pend Oreille County, to include: wetlands, fish and wildlife habitat conservation areas, frequently flooded areas, critical aquifer recharge areas and geologic hazards. The updated Development Regulations will apply to all related development ✓

activities within the County. A map folio of several features included in the County is provided in the Comprehensive Plan appendix.



## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

### 1. Earth [\[help\]](#)

#### a. General description of the site: [\[help\]](#)

(circle one): **Flat, rolling, hilly, steep slopes, mountainous**, other \_\_\_ All bolded items apply to Pend Oreille County \_\_\_\_\_

Pend Oreille County is located in northeastern Washington and is bound by the Canadian border to the north, Idaho to the east, and the counties of Stevens and Spokane to the west and south, respectively. It consists of forested lands, floodplains and wetlands, agricultural lands and small communities. The northern and central parts of Pend Oreille County are characterized as mountainous with narrow river valleys, with the southern part of the County dominated by glacial outwash and terraces. The landcover consists predominately of river valleys with fertile farmlands surrounded by mountainous coniferous forest. ✓

#### b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The steepest slopes within the County are generally between 15 to 60% slopes. ✓

#### 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. [\[help\]](#)

Soils along the river valleys sustain small grain, hay, and cereal crops, and soils on uplands and outwash primarily support pasture, timber, and wildlife habitat (Donaldson et al. 1992)<sup>2</sup>. More specific soil types are available from the U.S. Department of Agriculture Natural Resources Conservation Service Web Soil Survey: <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>. ✓

#### d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to soils. Unstable soils are expected to exist throughout the County. Future project-specific development proposal within the County will be reviewed via site evaluation application processes for consistency with the underlying zoning, soils and other related information at the time of application. If unstable soils are determined present, then the Geologic Hazards section of the Sensitive Areas Code would be applied, along with building regulations and other applicable development regulations. Impacts of specific projects affected by policies and regulations in the updated Comprehensive Plan, Sensitive Areas code and Development Regulations will be addressed by project-level State Environmental Policy Act (SEPA) review, as required at the time of application. ✓

---

<sup>2</sup> Donaldson, N., J. Defrancesco, M. Haagen, D. Barron, and R. Coleman, 1992. Soil Survey of Pend Oreille County Area, Washington. Prepared for the National Resource Conservation Service. October.

- 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. [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts related to earthwork. As a non-project action, the proposal does not propose fill, excavation or grading. Future project specific development proposals may include fill or grading, and will be reviewed for consistency with the Comprehensive Plan and applicable provisions of the County development regulations. Grading, stormwater management and other plans could be required, depending upon what is proposed. Impacts of site-specific projects will be addressed by project-level SEPA review, as applicable.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to erosion. Erosion may occur as part of the implementation of the Comprehensive plan and future site-specific development. Stormwater management, soil management, geo-technical and other requirements will be applied to avoid, minimize or mitigate potential erosion impacts from future site-specific development applications. Impacts of specific projects will be addressed by project-level SEPA review, as applicable.

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

The Comprehensive Plan will provide for continued growth and development that will result in additional impervious surface area. Development Regulations will be applied to minimize and mitigate impacts through stormwater management provisions, and other site-specific requirements, as applicable. Impacts of specific projects will be addressed by project-level SEPA review, as applicable.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

The Comprehensive Plan includes policies promoting soil conservation. The SAC and Development Regulations include provisions for reducing or controlling erosion. Stormwater management, soil management, geo-technical and other County code and State requirements will be applied to avoid, minimize or mitigate potential erosion impacts from future site-specific development applications. Impacts of specific projects will be addressed by project-level SEPA review, as applicable.

Additionally, the following measures may be applied, as applicable:

- Maintain compliance with local air-quality requirements by watering exposed areas during construction
- Avoid disturbing steep slope areas
- Compact soils at densities appropriate for planned land uses
- Provide vegetative cover or soil cement on exposed surfaces
- Maintain land use and environment designations along the shoreline to protect shoreline functions
- Stage construction so that the maximum amount of existing vegetation is left in place



## 2. Air [\[help\]](#)

- 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. [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to air quality. Future project specific development proposals that may result in air quality impacts will be reviewed consistent with federal, state and local air quality requirements, with limitations or conditions applied, as applicable, at the time of project application. Impacts of specific projects will be addressed by project-level SEPA review, as applicable.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to sources of emissions or odors.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

The Comprehensive Plan includes policies that promote managing hazardous materials and generation of hazardous wastes and development policies that protect air quality. Air emissions, including those that may affect greenhouse gasses and associated climate changes, are governed by federal, state and local regulations, and the County will work with the agencies that administer these to apply conditions and restrictions, as applicable and consistent with these regulations. The Comprehensive plan identifies policies and strategies, including the following to reduce climate change impacts:

- Increasing use of state lands for renewable energy to lessen carbon emissions and increase revenue for trust beneficiaries ✓
- Restoring health of eastern Washington forests to limit the size and impact of wildfires and provide new jobs in the timber industry ✓
- Reforesting (reforestation?) with species of trees suited for a changing climate ✓
- Strengthening roads and trails to withstand increased flooding and landslides ✓

Current air quality regulations would continue to prevent new developments both commercial and industrial facilities that might locate over the life of the plan from generating unacceptable air pollutant emissions that would affect nearby areas during construction or operation. ✓

Additionally, the following measures will be applied:

- Air quality regulations require construction contractors to take all reasonable steps to minimize fugitive dust emissions during construction. These required mitigation measures are designed to reduce localized impacts affecting homes and businesses adjacent to construction sites. ✓
- Promote transit and other types of transportation that do not contribute to additional air emissions and reduce vehicle traffic. ✓
- Support State and EPA efforts to reduce ozone levels during hot summer days where levels might increase due to limited wind. ✓

- Continue to support hydropower electrical general facilities in the region that do not contribute to greenhouse gas emissions ✓

### 3. Water [\[help\]](#)

#### 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. [\[help\]](#)

The County contains portions of five watersheds, which are known as Water Resource Inventory Areas (WRIAs). The majority of Pend Oreille County is in the Pend Oreille Watershed (WRIA 62). Little Spokane Watershed (WRIA 55) is in the southern part of the County, and a small portion of Middle Spokane Watershed (WRIA 57) is in the southeast corner. Small areas of the Upper Lake Roosevelt Watershed (WRIA 61) and Colville Watershed (WRIA 59) are found in the westernmost part of the County. Colville National Forest dominates most of the northern part of Pend Oreille County with the Pend Oreille River running south to north. ✓

- 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. [\[help\]](#)

As a non-project action, the proposal will not include any work over, in or adjacent to water bodies. Future site-specific development proposals in the County that may include work over, in or adjacent to water bodies are subject to SEPA and will be reviewed consistent with the Comprehensive plan, Sensitive Areas code and other development regulations. ✓

Impacts of specific projects will be addressed by project-level SEPA review, as applicable. ✓

- 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. [\[help\]](#)

As a non-project action, the proposal will not directly result in fill and dredge material that would be placed in or removed from surface water or wetlands. The mitigation sequencing and requirements in the County Shoreline Master Program and Sensitive Areas code will be applied at the time of site-specific development for any applications that would propose such effects, including avoidance and minimizing impacts, or mitigation if necessary and legally allowable by federal, state and local laws and regulations. Impacts of specific projects will be addressed by project-level SEPA review, as applicable. ✓

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)



As a non-project action, the proposal will not directly result in impacts to surface water withdrawals or diversions. State water law would apply, and the County would verify at the time of application that the applicant has water that is both legally and physically available. If this standard is not met, then the application would be denied. Impacts of specific projects will be addressed by project-level SEPA review, as applicable.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to the 100-year floodplain. The County has floodplain regulations and Shoreline Master Program regulations that protect the floodplain and restrict uses within the floodplain. Impacts of site-specific projects will be addressed by project-level SEPA review, as applicable.

- 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. [\[help\]](#)

As a non-project action, the proposal will not directly result in discharges of water materials to surface waters. The Comprehensive Plan has policies that promote the protection of surface water quality and development regulations restrict this type of activity, along with state and federal laws and regulations. Impacts of site-specific projects will be addressed by project-level SEPA review, as applicable.

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. [\[help\]](#)

As a non-project action, the proposal will not directly result in water withdrawals for drinking water or other purposes, or water being discharged to groundwater. However, additional water withdrawals are expected as growth and new development continues to occur in the County and consistent with the growth projection in the Comprehensive Plan. State water law would apply, and the County would verify at the time of application that the applicant has water that is both legally and physically available. If this standard is not met, then the application would be denied. The critical aquifer recharge areas protections provided in the updated SAC will help to protect drinking water quality within the County. Impacts of specific projects will be addressed by project-level SEPA review, as applicable.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any. 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. [\[help\]](#)

No specific system discharges will result from this non-project action. However, additional septic systems are anticipated as growth and new development continues to occur in the County and consistent with the growth projection in the Comprehensive Plan. Discharge is primarily addressed by septic siting regulations administered by the Northeast Tri-County Health District and utility districts that serve in the rural areas. The critical aquifer recharge areas protections provided in the updated SAC will help to



protect potable water and water quality within the County. Impacts of site-specific projects will be addressed by project-level SEPA review and/or County Site Evaluation processes, as applicable.

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. [\[help\]](#)

As a non-project action, no specific source runoff, collection or disposal is proposed in the updated Comprehensive Plan, SAC and development regulation updates. The Comprehensive Plan has policies, and the SAC includes runoff and stormwater handling regulations for managing runoff to reduce or eliminate impacts. *WE ADOPTED ECOLOGY*

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to ground or surface waters from waste materials. Impacts of site-specific projects will be addressed by project-level SEPA review and/or County Site Evaluation processes as applicable.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to drainage patterns. The State hydraulic code and stormwater regulations to be applied by the County at the time of site-specific project application via County Site Evaluation processes to identify potential impacts and apply appropriate codes for protections to existing drainage patterns. Impacts of site-specific projects will be addressed by project-level SEPA review and/or County Site Evaluation processes, as applicable.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to surface, ground and runoff water, and drainage patterns. The Comprehensive Plan includes policies promoting drainage management and water resources conservation and the SAC identifies requirements for managing stormwater runoff to protect critical areas. The State hydraulic code, as administered by WDFW, also provides protections for water and drainage patterns, and is applied in coordination with state, county stormwater code and other requirements as applicable. The following measures can help to avoid or reduce impacts:

- Detention ponds will reduce peak runoff flows to natural state conditions
- Additional mitigation measures include bio-filtration, either before or after entry into the various detention ponds, and buffers around wetlands
- Reduce impervious surface area by evaluating, adopting and implementing applicable Low Impact Development practices per the Stormwater Management Manual for Eastern Washington (Ecology 2004).
- Publicize and encourage the preservation of native soils and protect the natural processes of soil maintenance and on-site hydrology.



- Promote LID (low impact development), with emphasis on native plant retention in greenbelts between and within areas of proposed development to retain a portion of the wildlife habitat on the site and to preserve a measure of connectivity between areas of wildlife habitat.
- Encourage buffer enhancement. Where stream and/or wetland buffers to be left are in a degraded condition, encourage enhancement of the buffer through means such as establishment of native vegetation and control of non-native invasive plant species.

#### 4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- ✓ deciduous tree; alder, maple, aspen, 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? [\[help\]](#)

As a non-project action, the proposal will not remove or alter vegetation. The Comprehensive Plan includes policies promoting native vegetation conservation and the SAC and Shoreline Master Program identifies requirements for protecting vegetation and minimizing impacts. These regulations will be applied by the County at the time of site-specific project application via the Site Evaluation processes to identify protections to existing vegetation. Impacts of specific projects will be addressed by project-level SEPA review and/or County Site Evaluation processes, as applicable.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

There are also several sensitive plant species identified in Pend Oreille County including several types of moonwort, sedge, willow, grass and other species<sup>3</sup>.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

The SAC and Shoreline Master Program include policies and regulations to preserve or enhance vegetation and native plants as part of development proposals, as applicable. The Comprehensive plan also includes policies that promote use of native plants in proposed landscaping, and to manage noxious and other undesirable invasive plant species. The plan(s) and regulations will be applied by the County at the time of site-specific project application via site evaluation processes to identify protections to existing vegetation. Impacts of specific projects will be addressed by project-level SEPA review, as applicable.

<sup>3</sup> Washington State Department of Natural Resources. 2019 Washington Vascular Plant Species of Special Concern Washington Natural Heritage Program, July 2019.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Several different types of noxious weeds are found within the County, including knapweeds, Eurasian milfoil, thistles and others. See this list for additional detail on noxious weeds and invasive species. <https://pendoreilleco.org/wp-content/uploads/2019/01/2019-Weed-List-W.pdf>.

## 5. Animals [\[help\]](#)

- 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. [\[help\]](#)

Local species include:

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

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

The US Fish and Wildlife Service has identified Bull trout (*Salvelinus confluentus*), Canada lynx (*Lynx canadensis*), Grizzly bear (*Ursus arctos horribilis*) and Woodland caribou (*Rangifer tarandus caribou*) as federally listed species. ✓

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Migratory waterfowl, such as ducks and geese and Tundra swan, will use areas in the County seasonally. ✓

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

A primary purpose of the SAC is to preserve wildlife habitat within the County or mitigate effects for impacts. The SMP also has specific fish and wildlife species and habitat protections that will be applied. The Comprehensive Plan also has policies that promote the protection of fish and wildlife and habitats. The plan and regulations will be applied by the County at the time of site-specific project application to provide protections to existing habitat. This includes but would not be limited to applying riparian buffers, developing protection plans for any listed species, avoidance and minimization strategies, and mitigation requirements as applicable.

Impacts of site-specific projects will be addressed by project-level SEPA review and/or County Site Evaluation processes, as applicable. The following measures can help to avoid or reduce impacts: ✓

- Provide erosion and stormwater control measures during construction, particularly in areas adjacent to surface waters that provide fish and wildlife habitat. ✓
- Consider landscaping with native plants to provide vegetation of habitat significance in along roadways, buffers for stormwater swales, rain gardens, and other habitat features. ✓
- Avoid, minimize, or mitigate impacts to priority habitats, wetlands or wetland buffers, in accordance with the Sensitive Areas Code and SMP ✓
- Promote the preservation of on-site native vegetation, particularly riparian vegetation near surface waters and upland habitats. ✓
- Publicize and encourage the preservation of native soils and protect the natural processes of soil maintenance and on-site hydrology. Leaving areas/tracts ("belts") of native vegetation ✓



undisturbed in commercial and residential developments can be shown to provide long-term benefits regarding stormwater management, on-site "landscaping" maintenance, microclimate, and general aesthetics/sense of well-being in a developed landscape.

- Sponsor or encourage public education about the benefits of native vegetation. ✓
- Promote native plant retention in greenbelts between and within areas of proposed development to retain a portion of the wildlife habitat on the site and to preserve a measure of connectivity between areas of wildlife habitat. ✓
- Encourage buffer enhancement. Where stream and/or wetland buffers to be left are in a degraded condition, encourage enhancement of the buffer through means such as establishment of native vegetation and control of non-native invasive plant species. ✓

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

No priority invasive animal species are known to be within the County. ✓

## 6. Energy and Natural Resources [\[help\]](#)

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. [\[help\]](#)

As a non-project action, the proposal will not directly result in specific energy or natural resource requirements. Future development proposals may use electric, propane, oil, wood stove and/or solar energy sources. The Comprehensive plan has policies that support energy conservation and encourage alternate energy sources. ✓

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to use of solar energy by adjacent properties. Future development proposals may use electric, propane, oil, wood stove and/or solar energy sources, applicable codes will apply. ✓

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: [\[help\]](#)

As a non-project action, the proposal does identify specific energy conservation features. The Comprehensive plan has policies that support energy conservation and encourage alternate energy sources. The County expects solar and other alternate energy sources will continue to be installed on residences and businesses during the life of the Comprehensive Plan. ✓

## 7. Environmental Health [\[help\]](#)

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. [\[help\]](#)

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to any known or possible contamination sites. ✓

- 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. [\[help\]](#)

As a non-project action, the proposal does not identify existing hazardous chemicals/conditions that might be affected. ✓

- 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. [\[help\]](#)

As a non-project action, the proposal will not directly result in storing, use or production of toxic or hazardous chemicals. The use of any hazardous materials on a development proposal will be subject to federal and state law and the County Building regulations. ✓

- 4) Describe special emergency services that might be required. [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to special emergency services. The need for any special emergency services on a development proposal will be addressed at the time of application. ✓

AND/OR SITE EVALUATION  
PROCESS

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

As a non-project action, the proposal does not directly address environmental health hazards. The Comprehensive Plan has policies that promote the protection of environmental quality/health. The need for reducing or controlling environmental health hazards will be subject to federal and state law and the County Building regulations, as applied at the time of application. The following measures can help to avoid or reduce impacts: ✓

- Improve the built environment through designing new structures with safety and hazard maintenance per the County development regulations. AND IN CONJUNCTION WITH ICC STANDARDS ✓
- Maintain and employ emergency management plans for all existing industrial facilities and new industrial development. ✓
- Support the preparation of Spill Prevention, Control, and Countermeasures Plans (SPCC) required for existing facilities and construction projects, along with timely spill or contamination emergency response measures. ✓
- Support appropriate hazardous waste management through reuse, recycling, and disposal consistent with County, State, and Federal plans and regulations. ✓
- Listed hazardous sites should be subject to ongoing monitoring by Ecology's Hazardous Waste and Toxic Reduction Program. ✓



b. Noise [\[help\]](#)

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

As a non-project action, the proposal will not directly result in impacts to noise. Pend Oreille County is a rural county with very low noise levels. Existing noise levels in the County range from very low noise levels in undeveloped rural lands to noise levels typical in small communities along highways and arterial roads. ✓

- 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. [\[help\]](#)

As a non-project action, no additional noise types or levels would result from the proposal. Additional traffic noise would be anticipated as additional growth occurs, and associated construction noise from future development. ✓

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

The Comprehensive Plan has policies that promote the minimization and mitigation of noise impacts along with zoning densities that distributes development at lower levels throughout the County. Additionally, the County limits times when construction and other activities can occur that further limit impacts. If a specific development is proposed that could result in noise impacts, then these impacts would be identified and evaluated in a project-specific SEPA review and additional requirements and mitigation measures could be applied. These might include: ✓

WE ALSO HAVE A COUNTY NOISE ORDINANCE. THESE WOULD ALSO BE ADDRESSED BY CONDITIONS ON A PROJECT ACTION. ✓

- Additional limits on operations ✓
- Distance requirements from adjacent existing development ✓
- vegetative or other physical barriers, and other measures as applicable. ✓
- The Pend Oreille County Noise Ordinance requires that all public disturbance noises be stopped between the hours of 10 pm and 7 am ✓
- Regarding Noise Levels, all property owners and applicants shall comply with WAC 173-60-030; Identification of Environments, and WAC 173-60-040: Maximum Permissible Environmental Noise Levels ✓

## 8. Land and Shoreline Use [\[help\]](#)

- 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. [\[help\]](#)

Existing land uses within County and shorelines include rural lands, recreational, ✓  
transportation, agriculture, and open space. **COMMERCIAL AND INDUSTRIAL ALSO EXIST.**

- 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 nonforest use? [\[help\]](#)

There are forest uses throughout the County along with agriculture. Resource lands were comprehensively reviewed and designations updated as part of the Comprehensive Plan update (see Attachment 1), which resulted in an increase of private lands designated as Resource lands along with the inclusion of state and federally owned lands, and some local ✓  
agency-owned lands. These are the lands determined to remain in farm and forest uses, and limitations on development apply to keep these from being converted to other uses. The updated Comprehensive Plan, Sensitive SAC and development regulation updates do not modify or limit existing forestry and agricultural uses and activities; in fact it preserves these uses. Agricultural activities that promote resource conservation and habitat improvements are also supported through the County's Voluntary Stewardship Program work plan (2018).

- 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: [\[help\]](#)

There are agricultural uses within the County. The updated Comprehensive Plan, SAC and development regulation updates do not modify or limit existing agricultural uses and activities. The SAC and County Shoreline Master Program include provisions to protect water quality from chemical applications, including pesticides, that are in accordance with ✓  
manufacturer's recommendations, and state and federal law. Agricultural activities are addressed through the County's Voluntary Stewardship Program work plan (2018).

- c. Describe any structures on the site. [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to structures. A variety of structures are found within the County, and new structures will likely continue to be constructed over the life of the plan, and reviewed for consistency with the Comprehensive ✓  
Plan and development regulations, and consistent with County building regulations.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No structures will be demolished as part of this non-project proposal. Impacts of specific ✓  
projects will be addressed by project-level SEPA review.

- e. What is the current zoning classification of the site? [\[help\]](#)

The County includes multiple zoning designations consistent with the County Future Land Use designations map. The zoning is being updated as part of the development regulations update ✓  
to include revised zoning districts consistent with the draft future land use designations, including adding new zones for industrial, commercial and parks and recreation uses

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)



As a non-project action, the Comprehensive Plan includes multiple land use designations, including new designation categories for commercial, industrial, and parks and recreation. ✓

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

[\[help\]](#)

Shorelines are designated throughout the County in shoreline jurisdiction. The Shoreline Master Program works in concert with the other County development regulations and site evaluation processes to protect shoreline resources. ✓

h. Has any part of the site been classified as a critical area by the County or county? If so, specify. [\[help\]](#)

The County's SAC addresses the following Critical Areas:

- Wetlands ✓
- Fish and wildlife habitat areas ✓
- Geologically hazardous area ✓
- Frequently flooded areas ✓
- Critical aquifer recharge areas ✓

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

As a non-project action, the proposal projects population for the twenty-year planning period. The plan provides for approximately 20 new households annually, as part of the growth projection. ✓

j. Approximately how many people would the completed project displace? [\[help\]](#)

The proposal will not result in the displacement of any people. ✓

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

The proposal will not result in the displacement of any people. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The draft Comprehensive Plan, SAC and Development Regulations have been updated to be consistent and to provide performance standards for development consistent with designations and associated zoning. ✓

### **Comprehensive Plan Measures**

- Meet population growth targets and housing demand through densities, zoning and other development regulations ✓
- Improve the built environment through designing new structures and development per County Building regulations ✓
- Maintain capacity to meet local traffic volumes ✓
- Allow adequate parks, open space and public facilities ✓
- Implement County's land use and zoning regulations to maintain physical and aesthetic qualities for future developments ✓

### **Sensitive Areas Code (SAC) and Shoreline Master Program (SMP)**

Substantive changes were made to update the wetlands protection provisions consistent with the latest State guidance<sup>4</sup>, which revises wetland buffers, adds mitigation options and updates the scientific basis. The purpose of these updates is to improve the protection of wetlands. Proposed revisions are also made for the riparian buffers identified as part of Fish and Wildlife Habitat Conservation Areas. The existing riparian buffers are being modified to better apply to the conditions in Pend Oreille County, with buffer widths reduced in areas where less ecological function exists.

The riparian buffer updates were made with the following context in mind. Multiple state and local protections exist for these, including the County's recently adopted Shoreline Master Program (SMP) (2015), the Washington State Forest Practices Act and the County's Voluntary Stewardship Program (VSP) (2018), along with the County's SAC. Collectively these regulations and programs work together to protect the functions and values of County Critical Areas, along with federal protections on the extensive federal lands in the County.

The SMP applies a varied riparian buffer system based on existing ecological functions and land use. Areas with higher ecological function, such as Natural or Conservancy have a larger riparian buffer focused on protecting more intact habitat, while areas with less function and more development impacts, have a narrower buffer, largely focused on protecting water quality and remaining habitat. Critical areas on Agriculture-designated lands and other areas where agricultural activities are occurring are addressed through the County's VSP program, a conservation practices approach for protecting riparian areas and other critical areas.

Riparian areas in forest areas are protected on federal lands through federal laws and regulations and on state and private lands through the State Forest Practices Act, as administered by the Washington State Department of Natural Resources. Additionally, riparian areas with one or more of the following characteristics, including steep slope or less stable soils, wetlands, or mapped floodplains, would also receive additional protections through other regulatory provisions within the Sensitive Areas code. For example, riparian wetlands are protected by buffers as wide as 250 feet based on wetland type and associated land use intensity. There are many riparian wetlands that exist throughout the County.

The County also has included provisions in the updated draft code for buffer averaging, increasing buffers to provide additional protection when determined necessary through an on-site evaluation of critical areas, and other flexibilities in applying standards to protect critical area functions and values. Mitigation sequencing is applied to first avoid impacts, second reduce impacts and then to mitigate for impacts, as applicable. The Sensitive Areas Code applies to all types of development envisioned in the County as described in the Comprehensive Plan.

Beyond these protections, land use designations and zoning regulations further limit the potential for impacts to riparian areas through density requirements. The minimum density allowed in the County for new parcels outside of established Urban Growth Areas (UGAs) is one dwelling unit per 5 acres. This occurs in the Rural zone. Densities are even lower in other zones, with one dwelling unit allowed for 20 or 40-acre minimums.

---

<sup>4</sup> Ecology, Washington State Wetland Rating System for Eastern Washington: 2014 Update (Effective January 2015). 14-06-030, October 2014.



The revised work within this framework to protect existing ecological functions and values consistent with the Washington State Growth Management Act.

Additionally, at the time of application, the County will review development proposals for consistency with the underlying zoning, determine if there are critical areas present, and then apply the provisions of the SAC or the County SMP along with other provisions to ensure consistency with existing zoning, and projected land uses and critical area/shoreline functions and values.

THIS INCLUDES HOME CONSTRUCTION  
AS WELL THROUGH SITE EVALUATION.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

Resource lands were comprehensively reviewed to confirm and update agricultural and forest lands of long-term commercial significance, and designations updated as part of the Comprehensive Plan update (see Attachment 1), which resulted in an increase of private lands designated as Resource lands along with the inclusion of state and federally owned lands, and some local agency-owned lands. Zoning requirements such as density requirements will also be applied to support the preservation of resource lands.

## 9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

The draft Comprehensive Plan provides for approximately 20 new households annually, as part of the growth projection. Housing to support this growth is expected to occur in the identified land use designations consistent with the underlying zoning and will likely be primarily high- and middle-income housing, in light of recent escalation of real estate prices in the County. Due to the rural nature of the County and distance from larger urban areas, the County provides more affordable housing opportunities compared to other areas. The updated Comprehensive Plan includes policies to provide for housing opportunities to meet existing and future needs. Development regulations will guide how housing is developed.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None. The updated Comprehensive Plan includes policies to provide for housing opportunities to meet existing and future needs. Development regulations will guide how housing is developed; Zoning will determine densities, building regulations set standards and requirements for construction, the SAC will protect wetlands and fish and wildlife habitat conservation areas, all critical areas and other regulations address protecting ground water quality.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

The updated Comprehensive Plan includes policies to provide for housing opportunities to meet existing and future needs. Development regulations along with site evaluation processes, other applicable plans, SAC etc... will guide how housing is developed to meet housing demand through developing existing planned areas, infill developments and development in the Cities and UGAs, along with additional development in the rural areas, to provide a variety of housing opportunities.

## 10. Aesthetics [\[help\]](#)

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

The updated Comprehensive Plan includes policy for protecting military flight zone areas and a new development regulation will prohibit activities that could potentially impact this air space. ✓  
Building height in shoreline jurisdiction is limited to 35 feet.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to views. ✓

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to aesthetics. Further, low densities established by the plan and zoning regulations help to minimize aesthetic impacts/preserve the natural views, as one dwelling unit per development is spaced out at 5, 10, 20 or even 40-acre minimums. The Shoreline Master Program contains requirements that protect existing viewsheds and corridors. Promote, protect, and enhance physical and visual public access along the shoreline. ✓

## 11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to light and glare. The Comprehensive Plan includes policies to support minimizing light and glare impacts. ✓

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts from light and glare that may be a safety hazard or interfere with views. The SMP contains requirements that protect existing viewsheds and corridors. ✓

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

As a non-project action, the proposal will not be affected by off-site sources of light or glare. ✓

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

The Comprehensive Plan includes policies to support minimizing light and glare impacts. Information will be shared at the time of the site evaluation application on options/suggestions, and code requirements for reducing or controlling light and glare impacts. The SMP contains requirements that protect existing viewsheds and corridors. ✓

LIGHTING IS ALSO ADDRESSED IN THE DEVELOPMENT REGULATIONS

## 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)



The County has multiple parks that exist and will be maintained through the Comprehensive Plan. A major portion of the County economy depends upon the recreation and tourism activity that occurs. Winter activities, motorized and non-motorized, are prevalent in the County. Also, year-round recreation is abundant with hiking, skiing, camping, fishing, and tourist opportunities. Streams and rivers provide boating and fishing opportunities throughout the County in centralized locations. Much of the County offers public land recreation opportunities for area residents and visitors. ✓

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to existing recreational uses. ✓

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

A parks and recreation land use and zoning designation is being proposed to help preserve the use of government-owned lands for parks and recreation purposes. Also, protecting Critical Areas through the SAC and protecting shorelines views, aesthetics and habitat will help to support continued recreation opportunities. ✓

### **13. Historic and cultural preservation** [\[help\]](#)

- 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 located on or near the site? If so, specifically describe. [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to specific buildings, structures or sites. There are historic structures and cultural resources that will continue to be protected through the proposed Comprehensive plan and development regulations updates. Additionally, the SMP provides for the protection and preservation of buildings, structures and sites within shoreline jurisdiction. ✓

- 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. [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to landmarks, features or Indian historic use or occupation areas. There are historic structures and cultural resources that will continue to be protected through the proposed Comprehensive plan and development regulations updates. Additionally, the SMP provides for the protection and preservation of buildings, structures and sites within shoreline jurisdiction. 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. [\[help\]](#) ✓

The County has provisions to protect cultural and historical resources. Goals and policies in the Comprehensive Plan provide the framework for protection, along with existing state and federal laws. The SMP provides for the protection and preservation of buildings, structures and sites within shoreline jurisdiction. Potential impacts will be addressed by project-level review, including SEPA reviews and/or site evaluation processes as applicable to identify and determine ways to avoid or mitigate potential impacts to these resources. ✓



- 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. [\[help\]](#)

The County has provisions to protect cultural and historical resources. Potential impacts will be addressed by project-level review. In doing so, the County should comply with applicable laws and regulations regarding impacts to cultural resources. Section 106, Executive Order 05-05, and RCW 27.53, among others, require impacts to cultural resources be mitigated.

Mitigation is developed on a project-by-project basis, in consultation with Native American tribes, the Department of Archaeology and Historic Preservation, and other interested parties.

The following should also be applied:

THE DEPARTMENT OF ARCHAEOLOGY AND  
HISTORIC PRESERVATION IS REGULARLY  
CONSULTED AS NECESSARY.

- Encourage the preservation of structures, districts, and cultural resources unique to the County. The following goals and policies should be considered for future development
- Encourage the restoration and rehabilitation of historic buildings and sites.
- Allow adaptive re-uses in historic structures
- Identify and encourage the preservation of land sites and structures that have historical or archaeological significance.

#### 14. Transportation [\[help\]](#)

- 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. [\[help\]](#)

The Transportation element of the Comprehensive plan was updated to include the latest information on future improvements, capacities and conditions. It was determined through this review that the County has sufficient transportation capacity to meet the project growth and associated transportation levels of service identified for the planning period.

- 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? [\[help\]](#)

Dial a ride service are provided in the County.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

As a non-project action, the proposal will not directly result in impacts to existing or planned parking spaces.

- 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). [\[help\]](#)

Transportation facilities and services are described in the proposed Comprehensive Plan, Transportation Element. This element includes a 6 and 20-year plan for improvements along with an evaluation of existing and future capacities and level of service for public facilities. The evaluation has concluded that adequate capacity exists or will exist with the planned improvements to meet the projected growth demands and targeted level of service requirements.



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

As a non-project action, the proposal will not directly result in impacts to water, rail or air. ✓  
Transportation facilities and services existing in the County are described in the proposed Comprehensive Plan.

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? [\[help\]](#)

Transportation facilities and services are described in the proposed Comprehensive Plan. Transportation element included an identification of current and forecast needs, and an analysis of how identified needs might be addressed concerning the regional transportation system, including state highways. The County compared the growth assumptions in the level of service methodologies with expected growth areas and population growth rate projections from the Land Use Element of the Plan. As shown in Tables 4-5 and 4-6 in the plan, transportation networks within the County will be able to accommodate the anticipated growth and associated average daily vehicle trips at acceptable level of service. ✓

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. [\[help\]](#)

The transportation element of the plan supports maintaining the roads to support movement of agricultural and forest products on the roads and highways in the County. ✓

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

The proposed measures to reduce or control transportation impacts are described below and also in the 6 and 20-year plans provided in the Comprehensive Plan. Transportation facilities and services are described in the proposed Comprehensive Plan. In addition to the planned actions, the following measures can also help to address transportation impacts: ✓

- During construction, the County will work with its development applicants to oversee that appropriate coordination with affected agencies and property owners occurs upon future development. This includes providing appropriate public notification and detour routes upon development of its own projects. ✓
- During construction, the County could require construction management plans at the time of development to reduce potential short-term impacts. ✓
- To accommodate future population growth projections, the County has planned a roadway network to serve developing areas, and many of the improvements will be paid for by private development. Identified improvements to transportation networks are described further in the County Draft Comprehensive Plan. ✓

## 15. Public Services [\[help\]](#)

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. [\[help\]](#)

The updated Comprehensive Plan identifies the public service requirements needed to support the plan, including capital plans for the first six years of implementation, as characterized in the Capital Facilities element of the plan. Additionally, the County, fire districts, school districts and other public districts plan and budget for providing these public services each year. ✓

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

[\[help\]](#)

The updated Comprehensive Plan identifies the public service requirements needed to support the plan. If these standards are not being met and public facilities are inadequate, the County will consider one or more of the following: ✓

- Reduce public facility demand ✓
- Reduce LOS (level of service) standards ✓
- Increase revenue ✓
- Reduce the cost of the needed public facilities ✓
- Reallocate or redirect population and employment growth to make better use of existing facilities ✓
- Phase growth or adjust the timing of development, if the lack of public facilities is a short-term issue ✓

## 16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)

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

A variety of utility facilities are available throughout the County, including all the utilities listed above except natural gas. The updated Comprehensive Plan identifies the utilities needed to support the plan. ✓

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. [\[help\]](#)

The updated Comprehensive Plan identifies the utilities needed to support the plan. Utility providers extend their services based on projected demand. There are many areas, particularly in the northern part of the County, where some utility services are more limited. The County will support the location of additional utilities in public rights of way and utility corridors, as applicable, to meet existing and future service demands, as part of plan implementation. ✓

## C. Signature [\[help\]](#)

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: \_\_\_\_\_

Name of signee: Greg Snow



Position and Agency/Organization: Community Development Director, Pend Oreille

County:

Date Submitted: July 25, 2022

## D. Supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet 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 purpose of the Sensitive Areas code is to protect the functions and values of Sensitive Areas, and development regulations update is to regulate uses for certain development activities within the County. The updated Comprehensive Plan, Sensitive Areas code and development regulations will not directly result in discharges to water, emissions to air, or produce, storage or release of toxic or hazardous substances, or produce noise. ✓

Proposed measures to avoid or reduce such increases are:

Performance standards in the code sections above generally would reduce pollutants, in combination with other programs. The Sensitive Areas code includes maintenance of the critical area buffers, and overall maintenance of ecological functions and values. See responses in Section B, items 7a., b., and c. above for additional detail on measures to avoid or reduce such increases. ✓

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

Protection and enhancement of fish and wildlife and overall habitat ecological functions are primary focuses of the Sensitive Areas code. The Sensitive Areas code protects ecological functions and values for habitat and species within the County. ✓

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

As indicated above, protection and enhancement of aquatic life and overall ecological function is a primary focus of the Sensitive Areas code. See responses in Section B, items 4 and 5 above for additional detail on measures to protect or conserve plants, animals and fish. ✓

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

The proposed updates to the updated Comprehensive Plan, Sensitive Areas code and development regulations will not have a substantial effect on energy use or natural resources. Energy is used in a variety of public and private projects fostered by the County's Comprehensive Plan. ✓

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



Specific policies in the updated Comprehensive Plan emphasize conservation of natural resources, and the Sensitive Areas code protects natural resources. Additionally, see responses in Section B, item 6 above for additional measures to protect or conserve energy and natural resources.

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?

Sensitive Areas are defined by Revised Code of Washington (RCW) 36.70A.030(5) and WAC 365-196-485 as:

- Wetlands ✓
- Areas of critical recharging effect on aquifers used for potable water ✓
- Fish and wildlife habitat conservation areas ✓
- Frequently flooded areas ✓
- Geologically hazardous areas ✓

The Sensitive Areas code contains specific buffers and other standards appropriate to sensitive areas within the County. Historical or cultural sites are addressed in other County requirements. The SMP aims to protect various functions of the shoreline. ✓

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

The Sensitive Areas code will maintain and enhance protection of environmentally sensitive areas, endangered species habitat, wetlands, and other Critical Areas in the County. See discussion above in Section B, items 4, 5 and 8 for additional information. ✓

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

The Comprehensive Plan provides for land use designations and the County Shoreline Master Program provides for shoreline uses. The Sensitive Areas regulations complement shorelines protections with additional protections for land uses outside of shoreline jurisdiction. The development regulations include requirements for ensuring development is approved consistent with the Comprehensive Plan. ✓

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

The goals and policies of the Comprehensive Plan support avoiding and reducing impacts. Provisions of the Sensitive Areas code are designed to protect and maintain ecological functions and values, and the development regulations are to provide requirements for orderly and development consistent with the County's Comprehensive Plan. See discussion above in Section B, item 8 for additional information. ✓

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

Modest changes in demands over time are expected on these services and utilities. The County has sufficient capacity to support growth in transportation facilities and utilities. The plan also addressed public services. ✓

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

These measures are addressed in the Comprehensive Plan and would be implemented consistent with provisions in the plan and development regulations. See discussion above in Section B, item 14 for additional information. ✓

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

The proposed changes in the updated Comprehensive Plan, Sensitive Areas code and development regulations do not conflict with any known local, state, or federal laws or requirements for the protection of the environment. The SAC is designed to protect the environment and to work in concert with other protections, including the County's adopted Shoreline Master Program (SMP) (2015), the Washington State Forest Practices Act and the County's Voluntary Stewardship Program (VSP, adopted in 2018). Collectively these regulations and programs work together to protect the functions and values of County Critical Areas, along with federal protections on the extensive federal lands in the County. ✓



Attachment 1

Final Draft Resource Lands Review Memorandum