

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

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

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

February 09, 2021

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

Pend Oreille County

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

The Pend Oreille County proposes to locally adopt the updated Comprehensive Plan, Sensitive Areas code and Development Regulations in the late spring of 2021.

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.

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). 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, was also utilized in the Sensitive Areas code update¹. 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 reviews will be prepared for specific development proposals.

¹ 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.

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. [\[help\]](#)

Not applicable for non-project proposal.

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.

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, revised Future Land Use Map including updated Resource Lands designations (where several hundred additional acres of private land along with approximately 550,000 acres of public lands were included as Resource Lands), and made other updates to comply with the Washington State Growth Management Act and other state laws and regulations, and also local requirements and preferences.
- Adopt the County of Critical Area Code, Pend Oreille County Code Title 28 - Critical Area Ordinance consistent with the State Growth Management Act and RCW 36.70A.
- 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.
- 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, including: 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.

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)². 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. [\[help\]](#)

Not applicable, non-project action. 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.

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. [\[help\]](#)

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

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

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

² 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.

- 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 minimize and mitigate impacts. Impacts of specific projects will be addressed by project-level SEPA review, if required.

- 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. Impacts of specific projects will be addressed by project-level SEPA review, if required.

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. [\[help\]](#)

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

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

Not applicable, non-project action.

- 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 proposals that protect air quality. Air emissions are governed by other regulations.

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. [\[help\]](#)

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

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

No specific actions resulting in fill and dredge material are proposed. Impacts of specific projects will be addressed by project-level SEPA review, if required.

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

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

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

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

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

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required. The Comprehensive Plan has policies that promote the protection of surface water quality.

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. [\[help\]](#)

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, if required.

- 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 are proposed. Discharge is primarily addressed by other regulations and County utilities.

Impacts of specific projects will be addressed by project-level SEPA review.

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. [\[help\]](#)

Non-project, not applicable. No specific source runoff is proposed in the updated Comprehensive Plan, Sensitive Areas code and development regulation updates. The Sensitive Areas code includes policies and regulations for managing runoff to reduce or eliminate impacts.

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

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

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

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

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

Not applicable, non-project action. 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.

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? [\[help\]](#)

Not applicable, non-project action.

- 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 species³.

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

The Sensitive Areas code includes policies and regulations to preserve or enhance vegetation and native plants as part of development proposals, as applicable.

³ 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 Comprehensive Plan also has policies that promote the protection of fish and wildlife and habitats.

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

Not applicable, non-project action.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

Not applicable, non-project action.

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

Not applicable, non-project action.

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.

[\[help\]](#)

Not applicable, 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. [\[help\]](#)

Not applicable, 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. [\[help\]](#)

Not applicable, non-project action.

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

Not applicable, non-project action.

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

Not applicable, non-project action. The Comprehensive Plan has policies that promote the protection of environmental quality/health.

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

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

Not applicable, non-project action.

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. [\[help\]](#)

Not directly from the non-project action. A wide variety of noise sources exist within the County.

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

Not directly from the non-project action. The Comprehensive Plan has policies that promote the minimization and mitigation of noise impacts.

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 shoreline include recreational, transportation, agriculture, and open space.

- 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. The updated Comprehensive Plan, Sensitive Areas code and development regulation updates do not modify or limit existing agricultural uses and activities. Agricultural activities are addressed 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, Sensitive Areas code and development regulation updates do not modify or limit existing agricultural uses and activities. The Sensitive Areas code includes 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. [\[help\]](#)

Not applicable, non-project action. A variety of structures are found within the County.

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

None. Impacts of specific projects will be addressed by project-level SEPA review.

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

Not applicable, non-project action. The County includes multiple zoning designations consistent with the County Future Land Use designations map.

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

Not applicable, non-project action. The County includes multiple Comprehensive Plan 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? [\[help\]](#)

Not applicable, non-project action. Shorelines are designated throughout the County in shoreline jurisdiction.

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? [\[help\]](#)

Not applicable, non-project action.

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

Not applicable, non-project action.

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

Not applicable, non-project action.

l. 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.

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.

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

a. Approximately how many units would be provided, if any? 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.

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.

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

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.

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.

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

Not applicable, non-project action.

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

Not applicable, non-project action.

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

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

Not applicable, non-project action.

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

Not applicable, non-project action.

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

Not applicable, non-project action.

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

Not applicable, non-project action.

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

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

Not applicable, non-project action. The County has multiple parks that exist and will be maintained through the Comprehensive Plan. A parks and recreation land use and zoning designation is also being proposed.

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

Not applicable, non-project action.

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

Not applicable, non-project action.

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. [\[help\]](#)

Not applicable, non-project action. There are historic structures and cultural resources that will continue to be protected through the proposed plan and regulations updates.

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

Not applicable, non-project action. There are historic structures and cultural resources that will continue to be protected through the proposed plan and regulations updates.

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

Not applicable, non-project action. The County has provisions to protect cultural and historical resources. Potential impacts will be addressed by project-level review.

- 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.

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. [\[help\]](#)

Not applicable, non-project action. The Transportation element of the Comprehensive plan was updated to include the latest information on future improvements, capacities and conditions.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Not applicable, non-project action. Transportation facilities and services are described in the proposed Comprehensive Plan.

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

Not applicable, non-project action.

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

Not applicable, non-project action. Transportation facilities and services are described in the proposed Comprehensive Plan.

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

Not applicable, non-project action. Transportation facilities and services 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? [\[help\]](#)

Not applicable, non-project action. Transportation facilities and services are described in the proposed Comprehensive Plan.

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. [\[help\]](#)

Not applicable, non-project action.

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

Not applicable, non-project action. Implementing the 6 and 20-year plans will help support the Comprehensive Plan. Transportation facilities and services are described in the proposed 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.

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.

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. 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.

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: April 19, 2021

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 produce or discharge emissions, or toxins 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.

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.

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.

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.

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.

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.

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 Sensitive Areas code is designed to protect the environment.

Attachment 1

Final Draft Resource Lands Review Memorandum