

# City of Oroville

1308 Ironwood, P.O. Box 2200, Oroville, Washington, 98844, (509) 476-2926, Fax (509) 476-9067

NOTICE OF INITIATION OF AMENDMENTS, ISSUANCE OF A DETERMINATION OF NON-SIGNIFICANCE UNDER SEPA AND PUBLIC HEARINGS ON THE MATTER  
Land Use, Transportation and Parks & Recreation Elements Oroville Comprehensive Plan 2019 Update

Official Date of Notice: **April 4, 2019**

NOTICE IS HEREBY GIVEN THAT the City of Oroville Planning Commission, who is the local authority with jurisdiction, has proposed to make update amendments to the Land Use, Transportation and Parks & Recreation Elements of the Oroville Comprehensive Plan.

The proposal will be applied to the current incorporated boundaries of the City of Oroville, and, in the future as annexed, the City's Urban Growth Area (UGA) which is generally identified in the Oroville Comprehensive Plan as an area located below the 1,200' elevation contour level wholly or partially within Sections 3, 4, 5, 8, 9, 10, 14, 15, 16, 17, 20, 21, 22, 23, 26, 27, 28, 33 & 34 of Township 40 N., Range 27 E.WM, Okanogan County, Washington.

The lead agency for this proposal, which is the City of Oroville Planning Agency, has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of a completed environmental checklist provided by the Applicant and other information on file with the lead agency.

This DNS has been issued under WAC 197-11-340(2); the lead agency will act on this proposal until after 60 days from the official date of notice.

The public is invited to attain a party of record status to ensure notification of subsequent actions and/or have standing in an appeal of the final decision by providing written comment on this threshold determination or requesting a copy of the decision once made.

The City of Oroville Planning Commission will hold two open record public hearings on the proposed amendments during their regularly scheduled April 15, 2019 and May 20, 2019 meetings. These meetings are to begin at 4:30 p.m. in the Council Chamber Room, Oroville City Hall, you should consult the agenda as to what order the hearing is. Upon conclusion of the hearings the Planning Commission will make a recommendation to the City Council.

The complete proposed text, SEPA Checklist, maps and related Municipal Codes are available for inspection and/or purchase during normal business hours at the Clerk's Office, City Hall, 1308 Ironwood, Oroville.

Written comments must be filed at City Hall no later than 4:00 p.m. 5/20/2019. Questions and/or comments should be directed to Christian Johnson, Permit Administrator, P.O. Box 2200, Oroville, WA 98844 at (509)560-3534.

Issued this date: April 1, 2019

  
Christian D. Johnson, Permit Administrator

This notice is given pursuant to Section 17.100.050 OMC, appeals under SEPA shall be processed under Chapter 8.24 OMC and appeals of the final decision on this application may be filed by a party of record with standing in Okanogan County Superior Court within 21 days of issuance of the decision as provided by Chapter 36.70C RCW.

SEPA Environmental checklist (WAC 197-11-960)

**A. Background**

1. Name of proposed project, if applicable: **Land Use, Transportation and Parks & Recreation Elements Oroville Comprehensive Plan 2019 Update**
2. Name of applicant: **City of Oroville**
3. Address and phone number of applicant and contact person: **PO Box 2200, Oroville WA 98844**  
**Christian Johnson, Permit Administrator (509)560-3534**
4. Date checklist prepared: **Finalized March 2019**
5. Agency requesting checklist: **City of Oroville**
6. Proposed timing or schedule (including phasing, if applicable): **Planning Commission will have introduction hearing in April, consider issuing recommendation to Council in May for Council consideration of adoption in June 2019**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **None specifically, general update of City's land use regulations.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **City of Oroville review for the adoption of the Comprehensive Plan, Critical Areas and 6 year Stret Plan.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **None.**
10. List any government approvals or permits that will be needed for your proposal, if known. **Passage of a resolution by the City Council adopting the updates.**
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.) **Update amendments to the Land Use, Transportation and Parks & Recreation Elements of the Comprehensive Plan.**
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **The proposal will be applied to the current incorporated boundaries of the City of Oroville, and, in the future as annexed, the City's Urban Growth Area (UGA) which is generally identified in the Oroville Comprehensive Plan as an area located below the 1,200' elevation contour level wholly or partially within Sections 3, 4, 5, 8, 9, 10, 14, 15, 16, 17, 20, 21, 22, 23, 26, 27, 28, 33 & 34 of Township 40 N., Range 27 E.WM, Okanogan County, Washington. (The UGA referred to in this document in not established under 36.70A RCW)**

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

- a. General description of the site: **Generally the area is a wide part of the valley at the south end of the Lake which rises up forming an elongated bowl.**  
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_
- b. What is the steepest slope on the site (approximate percent slope)? **50%**
- 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. **Sandy rocky soil with loam . Mostly fine sand, and fine sandy loam with slopes from 0-25%. Includes mostly Cashmont and Ewall Series soils according to the Okanogan County Soil Survey**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None known.**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **Non-project action.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Not likely.**

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- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Will vary by district from 5% to 100%.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **No additional special measures are proposed; already covered by CAO.**

2. Air

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

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None known.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Non-project action.**

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **The southern half of Lake Osoyoos, fills the Okanogan River which is joined by the Similkameen River south of the city. There are several wetlands along the edges of the lake and rivers.**
- 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. **Non-project action.**
- 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. **Non-project action.**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **Non-project action.**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **Yes, all portions of the lake below 918' and those portion of the Similkameen waterward of the levee is within the 100 year floodplain, see FIRM.**
- 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. **Non-project action.**

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. **Non-project action; future enabled projects will likely be served by city water.**
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **Non-project action.**

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. **Routine rain and snow melt, and occasionally upland run-off and flooding.**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **Not likely.**
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **Non-project action.**

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

**No special measures.**

4. Plants

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

- \_\_\_deciduous tree: alder, maple, aspen, other  
\_\_\_evergreen tree: fir, cedar, pine, other  
\_\_\_shrubs  
\_\_\_grass

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- 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? **Non-project action**
- c. List threatened and endangered species known to be on or near the site. **None known.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Non-project action; landscaping is encouraged.**
- e. List all noxious weeds and invasive species known to be on or near the site. **All the normal ones.**

5. **Animals**

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

Examples include:

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

- b. List any threatened and endangered species known to be on or near the site. **Summer steelhead**
- c. Is the site part of a migration route? If so, explain. **The Okanogan River system is a migration route for steelhead, chinook salmon and sockey salmon; the Okanogan Valley is on the fringe of the Pacific Flyway.**
- d. Proposed measures to preserve or enhance wildlife, if any: **No special measures**
- e. List any invasive animal species known to be on or near the site. **All of the normal ones.**

6. **Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **Non-project action.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No**
- 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: **Providing a safe means of passenger, commercial, industrial and pedestrian travel should reduce overall community energy consumption.**

7. **Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **None known.**
  - 1) Describe any known or possible contamination at the site from present or past uses. **None known.**
  - 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. **None known.**
  - 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. **None known.**
  - 4) Describe special emergency services that might be required. **Normal services**
  - 5) Proposed measures to reduce or control environmental health hazards, if any: **No special measures.**

b. **Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **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. **Non project action.**
- 3) Proposed measures to reduce or control noise impacts, if any: **No special measures.**

**8. Land and Shoreline Use**

- a. *What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. The area within the UGA is predominantly a modest sized for North Central Washington urban and suburban area, with shopping, factories, mills, fruit processing facilities, residential and recreational neighborhoods, farms and open lands.*
- 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? Within the UGA there are several working farms and orchard, over time most of the farm lands will be converted to urban and conservancy uses.*
  - 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: Plan identifies this as part of the general progression.*
- c. *Describe any structures on the site. Generally low laying buildings, one and two stories.*
- d. *Will any structures be demolished? If so, what? Non project action.*
- e. *What is the current zoning classification of the site? The full compliment of city districts of residential, commercial, industrial, public and conservancy; areas of the unincorporated are generally minimum requirement district.*
- f. *What is the current comprehensive plan designation of the site? The full compliment*
- g. *If applicable, what is the current shoreline master program designation of the site? The full compliment.*
- h. *Has any part of the site been classified as a critical area by the city or county? If so, specify. Area prone to flooding, riparian habitat, steep slopes and aquafer recharge area.*
- i. *Approximately how many people would reside or work in the completed project? Generally within the UGA of a population is currently 2,500, with full build out of the plan could reach 10,000 persons.*
- j. *Approximately how many people would the completed project displace? Nonproject action.*
- k. *Proposed measures to avoid or reduce displacement impacts, if any: One of the primary purposes of updating the plan to ensure that there is adequate room for all uses.*
- l. *Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Careful and thoughtful planning.*
- m. *Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: Not applicable, within the city limits.*

**9. Housing**

- a. *Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Non-project action.*
- b. *Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. Non-project action.*
- c. *Proposed measures to reduce or control housing impacts, if any: Providing adequate room and a variety of designation to allow for all types of housing opportunities.*

**10. Aesthetics**

- a. *What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Non-project action.*
- b. *What views in the immediate vicinity would be altered or obstructed? Non-project action.*
- b. *Proposed measures to reduce or control aesthetic impacts, if any: Providing means to protect the vistas.*

**11. Light and Glare**

- a. *What type of light or glare will the proposal produce? What time of day would it mainly occur? Non-project action.*
- b. *Could light or glare from the finished project be a safety hazard or interfere with views? No.*
- c. *What existing off-site sources of light or glare may affect your proposal? None.*
- d. *Proposed measures to reduce or control light and glare impacts, if any: Promoting light pollution control.*

**12. Recreation**

- a. *What designated and informal recreational opportunities are in the immediate vicinity? The full variety .*
- b. *Would the proposed project displace any existing recreational uses? If so, describe. No.*
- c. *Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: By identifying the resources and setting goals for each.*

**13. Historic and cultural preservation**

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- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. **Yes, but none of any special note.**
- 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. **There are several known sites.**
- 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. **Requiring project CRS when appropriate.**
- 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. **Requiring that project CRS controls be implemented into the scope of work.**

14. **Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. **The served by Hwy 97 from the north and south. Oroville/Chesaw road to the east and Oroville/Nighthawk from the west.**
- 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? **The area is served by TransGo.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **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). **Plans include new roads and improvements to existing routes.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **The area is served by rail and an international airport.**
- 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? **No additional.**
- 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. **Nonproject action.**
- h. Proposed measures to reduce or control transportation impacts, if any: **The plans identify to what level of standard each of the roads need to be and where new roads are needed.**

15. **Public Services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **Non project action.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **Providing a guidance document as to where the likely future development will be.**

16. **Utilities**

- a. Circle utilities currently available at the site: **All services except natural gas.** electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_
- 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. **Non-project action**

C. **Signature**

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

Signature: \_\_\_\_\_

Name of signee **Christian D. Johnson**

Position and Agency/Organization **Permit Administrator**

Date Submitted: **March 26, 2019**

**D. supplemental sheet for nonproject actions**

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

**Any attributed increases would be a result of enabled growth.**

Proposed measures to avoid or reduce such increases are:

**By providing for planned growth.**

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

**Not likely.**

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

**No additional measures are proposed; subject matter is covered in CAO.**

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

**Any attributed depletion would be as a result of enabled growth.**

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

**By providing for planned efficient growth.**

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?

**Not likely**

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

**No additional measures are proposed; subject matter is covered in CAO.**

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?

**Proposal is consistent with existing plans, update provides additional detail with goals and policies.**

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

**Proposal should reduce pressure to develop elsewhere by provided for greater density where already developed while providing protection to critical areas.**

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

**Incrementally as per typical growth.**

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

**No additional measures are proposed.**

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

**No such conflicts are known.**