

**WAC 197-11-960 Environmental checklist.**

ENVIRONMENTAL CHECKLIST

*Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. BACKGROUND**

1. Name of proposed project, if applicable:

Sonora Shores

2. Name of applicant:

Sonora Shores I and Sonora Shores II

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

Sonora Shores I & II

NCW Land Surveying/ Larry Kendrick / Contact

158 Diamond Drive S.E.

PO Box 3157

Calgary, Alberta T2J 7C7

Omak, WA. 98841

4. Date checklist prepared:

March 9, 2010

5. Agency requesting checklist:

City of Oroville Community Development

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

The phasing is being proposed as follows:

Phase 1 – twelve units (4 separate units each floor) -currently under construction

Phase 2 – twelve units (4 separate units each floor) -construction is anticipated to commence July, 2010 and be completed July, 2011. In addition a pool/hot tub amenities structure, with a manager's unit, will be constructed approx. August, 2010

Phase 3 – twenty four units (8 separate units each floor)- construction is anticipated to commence August, 2011 and be completed June, 2012. A trail will be constructed on the top of the river bank from the North limits of the project to the South limits of the project for public use.

Phase 4 – twenty four units (8 separate units each floor)- construction is anticipated to commence July, 2012 and be completed May, 2013.

Phase 5 – twelve units (4 separate units each floor)- construction is anticipated to commence June, 2013 and be completed May , 2014.

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

A community dock will be applied for at a later date in accordance with applicable city, state and federal requirements

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

Cultural assessment survey was performed by Plateau Archaeological Investigations – See supplied copy

Asbestos search was performed by A I Central – See supplied copy

Critical Areas Report by Grette and Assoc.

Geotechnical Report by Hammond, Collier, Livingston, Stone

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 Known

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

Substantial Shoreline Development

Shoreline Conditional Use Permit

Alley vacation

Floodplain Development Permit

DNR lease area

Highway Access Management

Public Utility Extension Authorization

Horizontal Regime Act (condominium)

Demolition Permit

Storm Water Management Plan

Zoning conditional use permit

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.)

The proposed project will consist of five three story multi-family buildings comprising a total of 84 separate units for fee simple ownership. The phasing is being proposed as follows:

Phase 1 – twelve units (4 separate units each floor) -currently under construction

Phase 2 – twelve units (4 separate units each floor) -construction is anticipated to commence July, 2010 and be completed July, 2011. In addition a pool/hot tub amenities structure, and manager's unit will be constructed on or around August, 2010

Phase 3 – twenty four units (8 separate units each floor)- construction is anticipated to commence August, 2011 and be completed June, 2012. A trail will be constructed on the top of the river bank from the North limits of the project to the South limits of the project for public use.

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Phase 4 – twenty four units (8 separate units each floor)- construction is anticipated to commence July, 2012 and be completed May, 2013.

Phase 5 – twelve units (4 separate units each floor)- construction is anticipated to commence June, 2013 and be completed May, 2014..

Required infrastructure for each phase will be constructed in total to ensure compliance with City code prior to the next phase commencing.

Each unit will be less than 35 feet in height as measured from existing ground to top of structure.

*Each unit may be provided with covered carport parking. see site 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.

Project adjoins State Route 97 along the East side and is between 18th Street and 20th Street, extending to the edge of the Okanogan River. Additional site exhibits provided as exhibits for Conditional Use Permit.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

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

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

There is a 5 to 8 foot strip along the river approximately 25' in width with a maximum slope of 1 to 1 with the remainder being considered flat.

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 prime farmland.

Web soil survey notes Colville Silt loam, Ewall Loamy fine sand and Pogue Gravelly fine sandy loam located within the project area.

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

None known

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Minor grading will occur during road construction on approximately and during the placement of the infrastructure of approximately 1.5 acres. In addition four retention basins are being proposed totaling approximately 1/2 an acre. Proponents Also plans to import less than 5000 cubic yards of fill material from an approved source for ground sculpting.

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

Erosion may occur during construction activities which will be address during SWPP plan

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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)?

Approximately 41%

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

Best Management Practices as specified by engineering will be utilized throughout project duration.

## 2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Short term dust and construction equipment emissions during construction can be expected. Long term emissions will be likely from the use of automobiles, lawn care equipment, and heating appliances such as propane and/or wood stoves.

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:

Dust control measures meeting the requirements of WAC 173-400 will be employed during site development and during residential construction. Site watering to control escapement fugitive dust during soil disturbance, re-vegetation of disturbed areas and retention of existing site natural vegetation will assist in the reduction of emissions to the air

## 3. Water

a. Surface:

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 Okanogan River is adjacent to the easterly side of the project.

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.

Both structures and infrastructure will be placed within 200 feet of the ordinary high water mark.

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.

None anticipated

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

None

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

The entire project area is within the floodplain

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.

None anticipated

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

City of Oroville water will be used on this project.

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.

City of Oroville sewer system will be utilized for septic use .

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.

All storm water will be retained on site by use of retention basins

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

Not anticipated with proper engineering and construction techniques being utilized

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

Best Management Practices as specified by engineering will be utilized throughout project duration.

4. Plants

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

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

a. What kind and amount of vegetation will be removed or altered?  
As the existing site has been used as an RV park, existing vegetation is minimal on site. No removal of native vegetation is anticipated

c. List threatened or 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:  
Landscaping for aesthetic purposes will be used around the units themselves and the remaining open space will be planted with native vegetation, as shown on submitted plans. Also see proposed planting plan for mitigation of Trail System prepared by Grette and Assoc. has been submitted and shown on Sheet 8 of submitted plans.

5. Animals

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

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

b. List any threatened or endangered species known to be on or near the site.  
Salmon, Bull Trout, Steelhead

c. Is the site part of a migration route? If so, explain.  
The Okanogan River and valley is a migration route for several anadromous fishes and several birds.

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

**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.

Electric will be provided to the units for lighting and heating.

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

No

b. 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:

All structures constructed for human habitation will meet or exceed current building code compliance for energy consumption as well as Energy savings appliances will be used throughout the project

**7. Environmental health**

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

No environmental health hazards should be associated with this proposal. Chemical use common to residential needs such as paint, lawn care products and household cleaning agents will be likely at any residence constructed on site.

1) Describe special emergency services that might be required.

None anticipated

2) Proposed measures to reduce or control environmental health hazards, if any:

None proposed

**b. Noise**

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

The project is adjacent to State Route 97 which has the normal traffic noise associates with low speed highways.

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.

Short term noise from development and construction activity including clearing and grading along with construction of roads, and residences or other development infrastructure will be likely. Construction activity will likely occur during day light hours from 7:00 until 6:00 PM Monday thru Saturday for any of the required project construction activity.

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

See above

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties?

The current site use consists of a single family residence, a motel under construction, and an existing RV park with a single wide manufactured home (caretaker unit).

- b. Has the site been used for agriculture? If so, describe.

Not known

- c. Describe any structures on the site.

See a.

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

The existing single family residence will be removed as will the single wide manufactured home

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

Commercial Two (C-2)

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

Service Commercial

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

Shoreline Environment – Urban --

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Conservancy Shoreline Environment for the first 25' landward of the ordinary high water mark is

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

As the anticipated use will be seasonal, we expect with 85 units approximately an equivalent of 50 % will reside on an average, with an anticipated residential number of 3 per household = 126 persons

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

No full time occupants would be displaced

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

none proposed

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

Transient and recreational housing is compatible with service commercial areas and multi-family uses are not specifically in conflict with service commercial areas.

**9. Housing**

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

84 units middle to high income

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

1 single family dwelling and one single wide manufactured home

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

None being proposed

**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?

Less than 35 feet high from natural (existing ground)

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

Those residences and businesses along the westerly side of State Route 97 may be impaired due to height of building.

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

None proposed

**11. Light and glare**

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

Typical residential lighting can be expected as well as traffic light from entry and exit to development.

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

None anticipated

- 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:

All exterior lighting will be down lite low intensity to avoid wash on Adjoining Properties

**12. Recreation**

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

Hiking, boating, fishing

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

None

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

A trail will be constructed for public access adjacent to the Okanogan River

**13. Historic and cultural preservation**

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known

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

A cultural report assessment has been prepared for this site which specifies on site monitoring during construction activities.

**14. Transportation**

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is bounded by 18<sup>th</sup> Street on the South and State Route 97 on the westerly side and lying South of 20<sup>th</sup> Street.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Area served by Okanogan County Transport with the nearest transport site located in Chelan Washington 120 to the South.

c. How many parking spaces would the completed project have? How many would the project eliminate?

139 new parking stalls will be installed

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

Approved access approaches will be constructed along SR 97 (2 in total) and on 18<sup>th</sup> Street (1 in total)

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

None known

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f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Peak Traffic would generate 840 ADT but a more reasonable number using a ratio of seasonal use of 50% a number of, approximately 400 adt/day can be anticipated

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

Compliance with City of Oroville Street Improvement Cade will be met.

**15. Public services**

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

At full build out, the project would increase the public services required by the increased number of homes, including fire and police protection. Full time residents may increase the need the healthcare and schools.

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

Utility Construction will be submitted and approved by City officials prior to construction. Development will require City fees and increased tax base for the City.

**16. Utilities**

a. Circle utilities currently available at the site: 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.

The project will be served by City of Oroville water and sewer as well as Okanogan County PUD power and telephone shall be provided by Verizon

**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:  ..... NCW Law Services

Date Submitted: 3-10-2010 .....