



Planned Development

Application Packet

Contents

- Land Use Permit Application
- Planned Development Standards
- SEPA Environmental Checklist
- Landowner/Agent Consent Form
- Summaries:
 - Application Review Process
 - Items to Consider
 - Clustering Examples
 - Helpful Contact Information

Submit the Following

- Fee
 - Contact the Planning Department for the current fee
- Application packet including:
 - Landuse Permit Application
 - Written Program (project description)
 - Planned Development Standards
 - Development Agreement (draft)
 - SEPA Environmental Checklist
 - Adequate Water Supply (Certificate)
 - Site Plan (preliminary plat):
 - ❖ preferred: 1 hardcopy & 1 electronic copy
 - ❖ not preferred: 24 hardcopies
 - Landowner/Agent Consent Form (optional)

Questions?

Okanogan County Office of Planning and Development
123 5th Ave. North, Suite 130
Okanogan, WA 98840

Phone: (509) 422-7160

e-mail: planning@co.okanogan.wa.us

Application and Review Process – Summary

A planned development is a hybrid rezone which typically incorporates a subdivision. Most, but not all, PD's combine clustered, mixed-use development with a subdivision. Maximum density is increased in exchange for retention of permanent open space. A planned development allows permitted uses which may not be allowed by the current zone designation. Authority: OCC 17.19 "Planned Developments"

Application Review Process

- *Application Review:* Submit a complete application. The review/approval process typically spans 3-6 months, longer for more complex projects. This timeline does not include the final review process.
- *SEPA Review:* A project may create probable, significant, adverse impacts. Mitigation may be required. SEPA comment and appeal periods which run concurrently with the application.
- *Comment Period:* Notifications are sent to public agencies, utility and fire districts, and landowners within 300-feet of the property. The comment period spans to the Planning Commission hearing.
- *Planning Commission:* During an open record hearing, the Planning Commission reviews the application and evaluates comments and testimony. The Planning Commission offers a recommendation to the Board of Okanogan County Commissioners.
- *Board of Okanogan County Commissioners:* The Board conducts a closed record hearing and grants approval or denial. Rezones are adopted by ordinance. The plat and development agreement are granted conditional/preliminary approval.
- *Final Submittal:* Submit drafts of the development agreement and plat for final review along with the final review fee and documentation identifying compliance with each condition of approval.
- *Verification:* The Planning Department verifies compliance with applicable regulations and conditions of approval. Edits to the development agreement and plat are common during this process.
- *Approval:* All conditions are met. The final plat and the development agreement are circulated for appropriate signatures and then forwarded to the Board of County Commissioners for review and approval. Approved documents are recorded with the County Auditor at the expense of the applicant.

Application Packet

Standardized application forms are attached. Some materials are generated by the applicant such as the project description, development agreement, preliminary plat, etc. A complete application includes:

- *Application for Planned Development* (OCC 17.19.080): Application components are explained in detail within the identified code section. Components include the application form, written program (project description), site plan (preliminary plat map), in addition to the following items.
- *Preliminary Plat* (OCC's 17.19.080 & 16.20.010): When a PD includes subdividing property, the preliminary plat meets the site plan and preliminary plat requirements of Okanogan County's Planned Development and Subdivision codes.
- *Development Agreement* (OCC 18.05): At a minimum, the DA adopts zoning controls (permitted uses, open space provisions, etc.), although more complex projects incorporate guidelines for phased infrastructure, vested regulations, and other contractual obligations.
- *SEPA Checklist* (OCC 14.04): Applications require a SEPA checklist (questionnaire) and are required to undergo SEPA review which is processed concurrently with the application.
- *Planned Development Standards* (OCC 17.19.060): These standards (questionnaire) supplement the application. The questionnaire is attached to this application packet.

Appropriate elements of the application packet must also demonstrate compliance with:

- Minimum area, maximum density, open space, height and setbacks (OCC 17.19.030)
- Specific requirements for Methow Review District (OCC 17.19.035)
- Clustering requirements (OCC 17.19.037)
- Individually owned open space standards (OCC 17.19.039)
- Common open space standards (OCC 17.19.040)
- Underground utilities (OCC 17.19.050)

Things to Consider

Applicants should consider the following information prior to submitting an application.

- Approval is not guaranteed. Application fees are not refunded for denied applications.
- The application review process is complex. Applicants should consult with professionals while constructing the application and throughout the review process. Landuse professionals include planning consultants, attorneys, surveyors, engineers, contractors, etc.
- It is the applicant's responsibility to demonstrate compliance with application requirements and conditions of approval. Incomplete submittals will be returned.
- PD's must comply with regulations not specifically identified by OCC 17.19 "Planned Developments" such as Zoning, Subdivisions, Environmental Policy (SEPA), Shorelines, Critical Areas, County Road Standards, Environmental Health (water and wastewater), Building Codes, Current Use Taxation, etc. It is the applicant's responsibility to understand and comply with these regulations.
- An adequate water supply must be provided to each lot. Certification of an adequacy water supply must be submitted with the application.
- Each lot must be capable of supporting a sewage disposal system. Existing systems must be permitted.
- Legal access for ingress and egress to a public road must be provided to each lot by roads built to Okanogan County's internal and external road standards.
- Open Space areas and the Zone of Influence must meet stringent guidelines. The application and final documents must incorporate these guidelines.
- SEPA environmental review is required for all PD's and may cause additional requirements (mitigation) not specifically identified by the County's PD regulation.
- The landowner may be required to remove the property, or a portion of the property, from the Current Use tax classification program.
- The Colville Confederated Tribe jointly reviews projects located within the Colville Indian Reservation. Okanogan County coordinates review with CCT Planning Department. Applicants should contact CCT Planning prior to submitting the application.

Zoning – Land Use Controls

A PD is a rezone to the property. The developer/applicant creates a zone specialized for the property identified within the application. Zoning identifies how property can be developed. It identifies permitted uses, accessory uses, and other building limitations. Care should be taken when identifying the developer's needs as well as the needs and expectations of future owners who will develop individual lots. Below are common questions a developer should consider:

- What is the primary use of each lot and what accessory uses/structures are permitted: garages, agricultural buildings, etc.?
- Can residential lots include a second home?
- Will nightly rentals be allowed?
- Are commercial business allowed? What type and/or size? Home Occupations?
- Can individual lots be further divided?
- How will open space areas be managed? Are structures allowed and if so, what type?

The application includes a development agreement. A portion of the DA shall include appropriate zone controls similar to those found in Okanogan County's Zone Code. It is expected that each application will be unique, although the document shall include the following zoning sections:

Mandatory:

- Permitted Uses
- Accessory Uses
- Density Limitations
- Open Space Provisions

Optional:

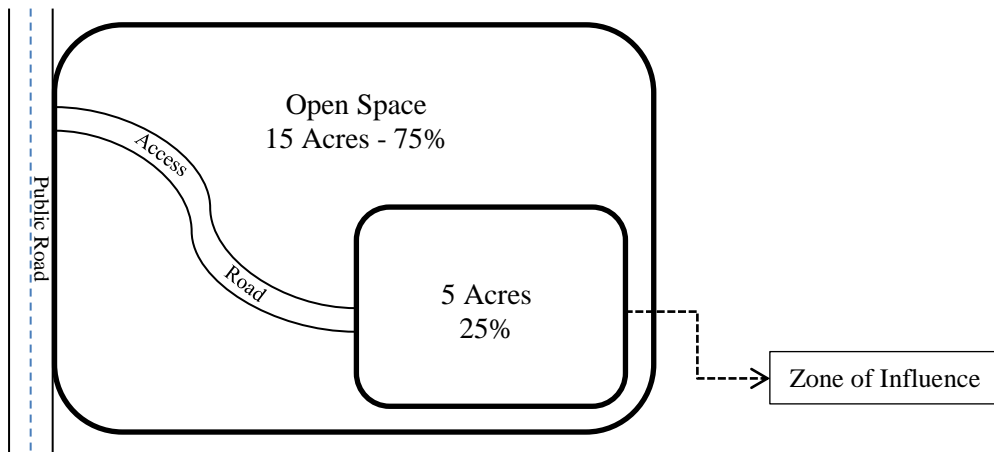
- Special Provisions
- Maximum Building Height
- Property Line Setbacks
- Other

Clustering

PD's require clustered development in areas not designated as open space. Clusters within a PD are called "zones of influence". Individual lot lines are not required to be confined within the zone of influence, although the zone of influence includes all building sites, impervious surfaces, etc. There are specific geometric dimensional requirements. Some zone districts allow 25% total area dedicated to zones of influence while other zone districts allow 50%. Clustering requirements are identified by **OCC 17.19.037**. The applicant should seek private consultation or contact either the Planning Department with questions.

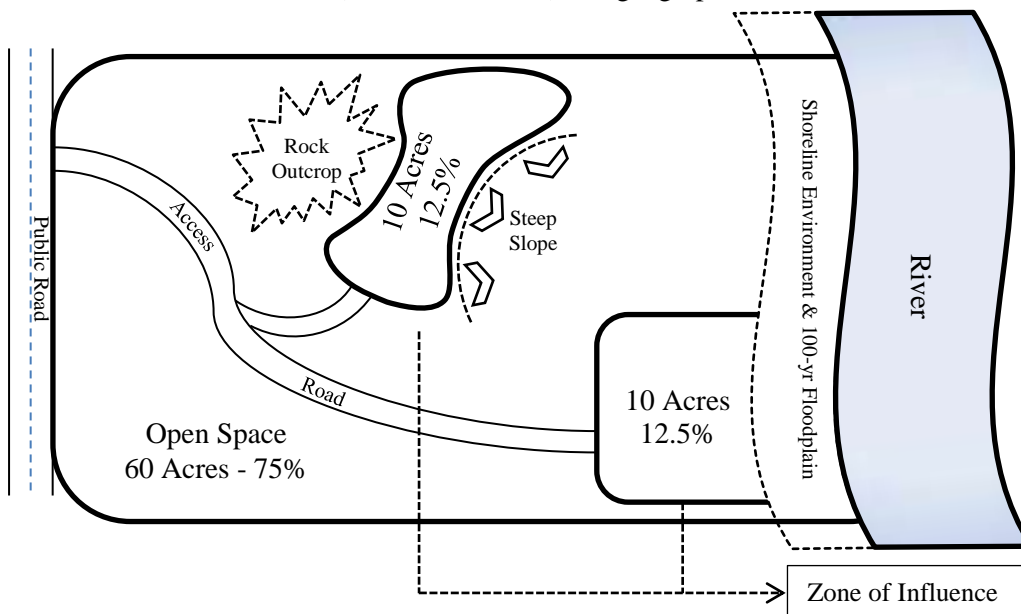
Example #1:

20-acre PD with one cluster (zone of influence) and without geographic constraints



Example #2:

80-acre PD with two clusters (zone of influence) and geographic constraints



Helpful Contact Information

Okanogan County Planning and Development	(509) 422-7160
Okanogan County Public Works	(509) 422-7300
Okanogan County Public Health	(509) 422-7140
Okanogan County Assessor	(509) 422-7190
Okanogan County Treasurer	(509) 422-7180
Okanogan County Auditor	(509) 422-7240
Okanogan County Noxious Weed	(509) 422-7165
Colville Confederated Tribe – Planning	(509) 634-2570
Colville Confederated Tribe – History & Archaeology	(509) 634-2690
Washington State Department of Ecology	(509) 575-2490
Washington State Department of Health	(509) 329-2100
Washington State Department of Fish and Wildlife	(509) 754-4624
Washington State Department of Transportation	(509) 667-3000
Washington State Department of Transportation – Aviation	(360) 651-6300
Washington State Department of Archaeology & Historic Preservation	(360) 586-3065

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LAND USE APPLICATION FOR CITIES, COUNTIES AND THE COLVILLE CONFEDERATED TRIBES

(The City/County/Tribes may require that additional application forms be completed)



PROJECT TITLE: _____

Total Fees Paid \$ _____ **Receipt #** _____ **Initials** _____

THIS APPLICATION IS FOR (check one):

<input type="checkbox"/> Building Permit	<input type="checkbox"/> Short Form Development Permit	<input type="checkbox"/> Variance	<input type="checkbox"/> Conditional Use Permit (CUP)	<input type="checkbox"/> Short Subdivision (4 or fewer lots)	<input type="checkbox"/> Subdivision (5 or more lots)
<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Petition for Rezone or Code Amendment	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Flood Plain Development Permit	<input type="checkbox"/> Shoreline Development Permit or Exemption	<input type="checkbox"/> Other (specify) _____ _____

APPLICANT INFORMATION:

SURVEYOR OR AGENT INFORMATION:

Name: _____ Name: _____
 Mailing Address: _____ Mailing Address: _____
 City/State/Zip: _____ City/State/Zip: _____
 Phone: _____ Phone: _____

NAME AND ADDRESS OF PROPERTY OWNER, IF DIFFERENT FROM APPLICANT ABOVE:

Name: _____ Phone: _____
 Address: _____ City/State/Zip: _____

CHECK ONE: Colville Tribal Member (Enrollment number _____) **OR** Non Tribal Member

CHECK ONE: Within the boundaries of the Reservation **OR** Outside the boundaries of the Reservation

TOWNSHIP _____ **RANGE** _____ **SECTION** _____

CHECK ONE: Trust land [allotment number(s)] **101--** _____ **101--** _____
 Fee Land [10 digit parcel number(s)] _____

This property is located within the _____ ZONING DISTRICT

↓FOR OFFICIAL USE ONLY↓

After reviewing all relevant information about this land use application, the reviewing agencies hereby agree that

The Colville Tribes Okanogan County Municipality of _____ will be the permitting agency.

Signature _____ Date _____
 Authorized Colville Tribal Representative

Signature _____ Date _____
 Authorized County Representative

Signature _____ Date _____
 Authorized City Representative

PROJECT INFORMATION:

Brief Description of Proposal (kind of use, size, # of units, method of water supply and sewage disposal, etc.): _____

General Description (miles from nearest town, water body, highway, etc. Vicinity map may be attached): _____

Current Land Use, Comprehensive Plan, Shoreline, Flood and Zoning Designations: _____

Name of Irrigation District: _____

Electrical Service Provider: _____

Name of Water System: _____

Name of Local Telephone Company: _____

Point of Legal Access (existing or proposed): _____

Please attach any other plans, specifications, or information as required by ordinance or guidelines.

Please see specific site plan requirements for Okanogan County applications.

SIGNATURE BLOCK

I am the applicant name on the reverse page and hereby state that the foregoing information, and all information attached hereto, is true to the best of my knowledge.

Signature _____ Date _____



Office of
 Planning and Development
 123 - 5th Ave. N. Suite 130 - Okanogan, WA 98840
 (509) 422-7160 • FAX: (509) 422-7349 • TTY/Voice Use 800-833-6388
 e-mail: planning@co.okanogan.wa.us

LANDOWNER/AGENT CONSENT FORM

I(we) the undersigned owner(s) of record of parcel no. _____,
 located at (physical address): _____,
 consent to and authorize (agent name), _____,
 to act on my/our behalf for the purposes of obtaining approval for (development type):

submitted to the Okanogan County Office of Planning and Development.

I(we), as landowners of the above described property understand and agree to the following:

- I(we) are legal owners of the subject property and may act on behalf of any and all interested parties, financial and otherwise;
- I(we) are responsible for all activities occurring on the subject property;
- Okanogan County, its officers, and staff shall not be held liable for any activities arising from the actions of the above named agent;

Landowner

Name: _____
 Address: _____
 City, State, Zip: _____
 Phone: _____
 Email: _____

 (Signature) (Date)

Authorized Agent

Name: _____
 Address: _____
 City, State, Zip: _____
 Phone: _____
 Email: _____

 (Signature) (Date)

Landowner

Name: _____
 Address: _____
 City, State, Zip: _____
 Phone: _____
 Email: _____

 (Signature) (Date)

Authorized Agent

Name: _____
 Address: _____
 City, State, Zip: _____
 Phone: _____
 Email: _____

 (Signature) (Date)

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Planned Development Standards

This questionnaire is a supplement to the Planned Development application as required by OCC 17.19.060. The applicant may attached additional descriptions and/or reports to this supplemental questionnaire. The applicant may be required to provide analysis, by professionals with documented expertise, of the following items:

- A. **Soils and Geology:** Planned development applications shall show, where lands within the site have high frost heave potential or are subject to slippage as determined by the Soil Conservation Service soils capability rating, that the development has been planned so that the improvements will not be subject to geologic hazards or soil conditions that would damage such improvements or cause environmental degradation.

- B. **Drainage:** Planned development applications shall show that the development has been planned so historical surface flow patterns (100-year floodplain if known) and runoff amounts will be maintained in a manner that will preserve the natural character of the area and prevent property damage of a type generally attributed to increased runoff rate, velocity increases, unplanned ponding, or storm runoff.

- C. **Erosion:** Planned development applications shall show slopes which are greater than 30 percent and/or are highly erodible as determined by Soil Conservation Service soils capability rating. The erosion plan shall include road systems and shall show that the development has been planned so that a minimum amount of natural vegetation and soil cover is disturbed, that adequate provision is made for re-contouring and soil stabilization and that cuts and fills are designed to minimize erosion. Additionally, all disturbed soils shall be re-vegetated and road systems shall be designed to minimize the necessity for cuts and fills.

- D. **Water Availability:** Planned development applications shall submit appropriate certification to show that adequate water exists to support the proposed development and shall be compatible with water priority uses contained in any applicable river basin studies prepared and adopted by the Washington State Department of Ecology.

- E. **Waste Treatment:** Planned development applications shall show that on-site sewage treatment systems are adequate to accommodate the volume and composition of sewage expected to be generated by the proposed use, that the on-site sewage disposal system will be properly maintained and designed to prevent overloading or any other failure which could cause the discharge of inadequately processed effluent that would measurably degrade the quality of the receiving water below applicable water quality standards or below the existing water quality whichever is higher. On-site sewage disposal shall meet the Okanogan County sewage disposal regulations, the Department of Social and Health Services and the Washington State Department of Ecology standards.
- F. **Wildlife:** Planned development applications shall show that the development has been planned, in conjunction with the Washington State Department of Wildlife, to mitigate significant adverse impact on wildlife habitat including but not limited to deer wintering areas, migration corridors, fawning sites, nesting grounds, commercial and game fish spawning areas, breeding areas, etc.
- G. **Agricultural Compatibility:** Planned development applications shall show that the development has been planned to minimize the loss of the lands within the proposed PD that are designated agricultural land of long term commercial significance (see GMA Resource Lands Designation). To assure proper management of agricultural lands dedicated as open space, a management plan shall be incorporated into the homeowner's covenants. The application shall also show that the proposed development does not have an adverse effect on adjacent agricultural lands of long term commercial significance. Habitable structures within the planned development shall be set back a minimum 100 feet from adjacent agricultural properties.
- H. **Visual Impacts:** Planned development applications shall show that design and construction standards will minimize the aesthetic impact of the proposal on the site. The application shall include provisions which assure that no artificial lighting is directed off-site. The application shall also describe what steps are being taken to maintain integrity of the terrain (native vegetation, plantings, streams) and to maintain architectural and building clusters compatible with the surrounding area.

- I. **Archaeological and Historical Features:** Planned development applications shall show that any development located on or near a historical or archaeological site is consistent with and would not destroy or have an adverse effect on the historical or archaeological site.
- J. **County Fiscal Impact:** Applications shall estimate the cost to the county for the new services and facilities which will be required to support the specific needs of development. Services and facilities that shall be reviewed include: schools, roads, law enforcement, junior taxing districts and general government services. A description shall be included to show whether or not the indicated staging of the development will generate services or facility demand in advance of the fiscal and physical ability of the county or the county districts to provide them. If such an increase in services is projected, an acceptable means for providing such services must be furnished.
- K. **Reduction of Nonconforming Uses:** Planned development applications shall show that the development will result in the upgrading or elimination of existing nonconforming uses and structures which occur on the subject property. (Structures or buildings designated as historical by state of Washington may be granted a waiver of this provision by the planning commission.)
- L. **Critical Areas:** Show that critical areas regulations have been addressed.
- M. **Transportation:** Applicant shall show that the development is planned to meet the design standards of Subdivisions, OCC Title 16 and Okanogan County road and street standards and guidelines for development and, if applicable, Washington state highway standards.

N. **Employee Housing**: Applicant shall show that the requirements for employee housing are met (see OCC 17.19.030(3)). Employee housing shall be located on-site and integrated with other housing provided by the project.

O. **Utilities**: Applicant shall show how utilities will be provided to the development. Applicant shall provide electricity to the development. The county may find that alternative, nonconventional power sources are practical upon written evidence presented by the applicant. Utilities shall be underground, including but not limited to, electricity, communications and street lighting. Where topography, soil, or other conditions make underground installation impractical and written evidence is presented by the supplier of the utility, the county may waive the requirement for underground utilities.

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:

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

4. Date checklist prepared:
5. Agency requesting checklist:
6. Proposed timing or schedule (including phasing, if applicable):

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

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

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.

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

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.)

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.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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)?

- 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.

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

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

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

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

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

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

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

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.

- 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.

- 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.

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

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

- 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.

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.

- 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.

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.

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

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

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

b. What kind and amount of vegetation will be removed or altered?

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

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

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.

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

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

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.

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

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:

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.

1) Describe special emergency services that might be required.

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

b. Noise

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

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.

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

8. Land and shoreline use

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

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

- c. Describe any structures on the site.

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

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

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

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

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

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

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

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

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

9. Housing

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

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

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

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?

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

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

11. Light and glare

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

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

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

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

12. Recreation

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

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

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

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.

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

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

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.

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

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

- 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).

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

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

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

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.

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

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.

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:

Date Submitted:

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not 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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

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

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

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