

Environmental Assessment for Pine Creek Ranch

Scope of Work

Introduction:

This Scope of Work has been prepared to direct the content of the environmental assessment of the Pine Creek Ranch, a designated “Area of Critical Concern” by City Council Resolution 21-25, adopted June 24, 2021. From July 25- August 5, 2021, a draft environmental assessment was subject to public review and written comments were received from over 60 individuals. Based on the public review, the draft scope of work has been updated (in green text) to reflect additional content to be considered in the environmental assessment. All comments received have been incorporated in this document as Attachment A and have been forwarded to the team of professional experts preparing the environmental assessment. Once completed, the environmental assessment will be subject to another round of city review and revision prior to submittal of any development application.

Once finalized, the environmental assessment provides a baseline of natural and built conditions on and surrounding the site. It is a forerunner and foundation, not a substitute, for the development review provisions adopted by the McCall City Code (MCC). Development criteria, standards, requirements, and application processes will be applied once a project has been identified and formally submitted to the city for review and action. At a minimum, the following provisions of McCall City Code will apply to the application:

- MCC 3.10: Planned Unit Development
- MCC 9.3: Subdivision Standards
- MCC 9.6: Subdivision and Development Improvements Required
- MCC 9.7: Special Subdivision and Development Provisions

Objectives:

- To fulfill the requirements of MCC 9.7.08 for the completion of an environmental assessment plan by an interdisciplinary team of professionals, **and to create a baseline of information that can be utilized in any subsequent development application review.**
- To undertake a comprehensive analysis of the natural and built environment of the Pine Creek Ranch properties and its surroundings that is contained within one document.
- To facilitate discussion and coordination among the applicant, public officials, and the public through an integrated analysis of the environmental conditions affecting the site.
- **To address environmental concerns expressed by the public prior to the submittal of a formal development application.**
- To identify the environmental opportunities and constraints for development that balances the various and competing interests for private development and the public interest.
- To provide the framework for the efficient review and decisions on the land use application for the site.
- **To identify measures that in the project design, construction and development will mitigate negative impacts on the natural environment, adjoining neighborhoods and the community of McCall.**
- **To identify the carrying capacity of the land and public services necessary to support**

development of the project area.

Natural Environment

1. *Earth*

- a. General description of the site. Is the site flat, rolling, hilly, steep slopes, mountainous, or 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)? Specify the classification of agricultural soils and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
- d. Are there indications or history of unstable soils in the immediate vicinity? If so, describe.
- e. Are there any indication of filling or excavation in the past?
- f. Could soil loss or erosion occur as a result of clearing, construction, or use? If so, generally describe.
- g. Are there any significant rock outcroppings or unique features?
- h. What are the opportunities and constraints for using the existing land conditions to influence the location, intensity, and design of future development on the site?
- i. Does the existence of a high concentration of basalt and springs have the potential to impact adjoining properties from blasting and pumping?

2. *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, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
 - 2) Will the development require surface water withdrawals or diversions? Give general description and purpose.
 - 3) Does the site lie within a FEMA designated floodway or floodplain? If so, note location on the site plan.
 - 4) What are the opportunities or constraints from surface waters to preserve open space and/or to create natural linkages for pedestrian trail?
- 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.
 - 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any.
 - 3) What overall impacts to the local aquifer system would be anticipated with development?
 - 4) What are the potential off-site impacts on the ground water quantity and quality on adjoining properties? What could be the geographic range of impacts?
- c. Water runoff (including stormwater):
 - 1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any. Where will this water flow? Will this water flow into other bodies of water? If so, describe. Could waste materials enter ground or surface waters? If so, generally describe.
 - 2) Would development of the site affect drainage patterns in the vicinity of the site? If so, describe. Describe how stormwater runoff from increased impervious areas created by this

- project are planned on being mitigated, including nutrient management, long cycle flood events, and offsite impacts on adjoining properties.
- 3) Identify the opportunities and constraints for snow storage and removal on the site. Assess the potential impacts to water run-off.

3. Plants

- a. What types of vegetation are found on the site, including deciduous and evergreen trees, shrubs, grasses, pasture, wet soil plants, water plants or other?
- b. What percentage of the site is forested?
- c. Are there significant stands of trees or large individual trees on the site? Please locate on a site plan.
- d. List threatened and endangered species known to be on or near the site.
- e. List all noxious weeds and invasive species known to be on or near the site.
- f. Is there evidence of any insect or fungus driven vegetation infection or die-off on or adjacent to the property? (I.e., bark beetle infestation, dwarf mistletoe, blister rust etc.)
- g. What is general health of the forest?

4. Wildlife

- 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. What seasonality is expected and was observed for each species?
- b. List any threatened and endangered species known to be on or near the site.
- c. Is the site part of a migration route, in particular elk migration? Identify yes or no for each species previously identified and explain.
- d. List any invasive animal species known to be on or near the site. If yes, identify possible resources for guidance on local management practices.
- e. Identify significant wildlife habitat and describe opportunities for preserving wildlife habitat on the site.
- f. Could development of the site, including the change or loss of habitat, drive more wildlife, especially deer into adjoining neighborhoods?
- g. What is the potential impact of domesticated pets on wildlife?

5. Climate

- a. Identify the current land-based greenhouse gas emissions and/or removals (and/or Net Ecosystem Productivity, *NEP*). What classifications of land cover are present? What proportion of the property is covered by each land cover type? What is the approximate Ghg Emission/Removal value for each land cover type in *Tons CO₂e/acre*?
- b. What change to land-cover and emissions/removals can be anticipated after development is complete? What is the estimated difference in emissions/removals from the present condition compared to development completion? I.e., change in emissions due to project implementation.
- c. Based on traffic study information and local fuel efficiency data what would the expected Greenhouse Gas Emissions per unit, per year be following development? How would you design the project to reduce the need for vehicle trips and other emissions generating activities for residents?
- d. What emissions can be expected (approximately) from the construction process? (Operation of machinery, transportation of workers, manufacture and transportation of building materials, efficiency of structures built in project, etc.).

How can development of the site be designed to take advantage of the natural environment, preserving natural features such as streamside environments, intermittent streams, wetlands, wildlife habitat and vegetation?

Built Environment-Community Context

1. Land Use

- a. What is the historical and existing land use of the property?
- b. Describe any structures on the site. Will the structures be demolished?
- c. What are the current uses of adjacent properties? *What are characteristics of the existing surrounding neighborhoods in terms of development pattern, housing and demographics? What are the potential impacts to the character of the adjacent neighborhoods?*
- d. How will the development of this site affect adjacent properties? *What are the opportunities for ensuring compatibility between adjoining neighborhoods in terms of lot size, density, design and buffering?*
- e. What is the development potential and/or potential intensity of development of properties in the immediate area?
- f. Has the project site been used as working farmlands or working forest lands, including by historic indigenous populations? 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?
- g. 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?
- h. What is the current zoning classification of the site?
- i. What is the current comprehensive plan designation and policy direction for the future of the site?
- j. What subdivision and PUD regulations apply to the property?

2. Transportation

- a. Identify the existing street network adjacent to the site, the functional classification and carrying capacity of existing streets. *What is the current and expected level of service for existing roads that would be affected by development of the site? What are the peak traffic volumes for key roads that would serve the site, including Spring Mountain Road, Deinhard Road, and Highway 55?*
- b. Identify the constraints posed by the conditions of existing adjacent streets for accommodating additional traffic. *Constraints include hazardous road conditions; shared roadway situation among vehicles, pedestrians and non-motorized vehicles; excessive speed; inadequacy of access for existing development and for emergency response; and limited right of way width that is encroached on by private property and snow during the winter.*
- c. *What street safety issues on access streets through existing neighborhoods would be created by increased traffic from the new development? How would safe pedestrian and bike access to adjacent schools and the city's pathway network be preserved?*
- d. Assess the alternatives for access to the site in terms of capacity, *right-of-way*, safety, impacts on adjacent properties, direct access, cost, and multimodal potential. Show on a site plan.
- e. Identify the City's Transportation Plan for any system improvements that would serve the site.

Are there any other planned street improvements to the streets that could serve the site? Describe any previously undefined street improvements that would be necessary to accommodate development of the site.

- f. Identify costs, funding and schedule for implementation of the planned improvements, if known, and for any previously undefined street improvement necessary for the site development. Identify financial responsibility for these improvements, if known.
- g. How would development of this site change the city's street maintenance schedule and how would increase costs from maintenance be funded?
- h. Identify the existing pedestrian and bicycle facilities and street crossings, including paved, unpaved, formal, and informal paths and trails. Locate on a site plan.
- i. Is the site directly served by public transportation? If so, generally describe. If not, what is the approximate distance to the nearest transit route? Describe the frequency and span of any nearby transit routes and significant useful locations accessed.
- j. What are the current conditions for access to the schools in terms of traffic, congestion, times of day, pedestrian, and bicycle interface? Describe the alternatives for resolving issues including the plan prepared for the school district, including student drop-off, and the extension of Deinhard Lane. Identify the existing pedestrian and bicycle counts from city GIS data and bus routes for current students.
- k. What are the options for site access during construction and what are the impacts of construction traffic? Indicate how construction equipment and crews will be transported to the site and from where.

3. Housing

- a. What are the existing housing market needs and trends for the city and region, including price points, location, size, ownership vs. rental occupancy of seasonal vs. full-time?
- b. What are the opportunities in development of this site to satisfy market demand and needs?
- c. What will be the anticipated housing needs of construction workers for development of the site?

4. Utilities

- a. What utilities are planned to serve the site?
- b. What is the availability and capacity of existing water and sewer services? Will the needs of the development reduce the availability of water and sewer capacity for other users?
- c. Are there planned improvements or what improvements would be needed to serve the site? How would these improvement be funded and by whom?
- d. How will water and sewer infrastructure be brought to the site?
- e. How will the construction of utility upgrades impact the surrounding land uses? Will water pressure be impacted?
- f. How would landscaping in the new development impact the need for water? What opportunities are there to minimize need for water such as requiring xeriscape landscaping?

5. Public Safety

- a. What are the existing service levels and jurisdictions providing service to the site?
- b. What would be the response time for service?
- c. Are there any known public safety issues on or near the site?

- d. Are there any fire wise practices in place?
- e. What are the existing and planned evacuation strategies and sheltering plan for the area in the event of a catastrophic fire event?
- f. What additional plans are proposed to mitigate any increase in existing public safety issues, in the case of fire, wildfire, emergency evacuation, and emergency healthcare needs?
- g. Are any new public safety facilities required to serve the development? Who will be responsible for any additional cost of police, fire resources required, including but not limited to new fire station, first responders, police and traffic enforcement?

6. Schools:

- a. What is the availability of school and capacity to serve the site?
- b. What is the availability of daycare facilities and capacity to serve the site?
- c. Who will be responsible for added costs to school facilities as a result of the development?
- d. How is the development anticipated to impact enrollment at local public schools? If capacity of current school buildings will be exceeded, what is plan for expansion or improvements to existing school facilities? Who will pay for the capital expansion or improvements?

7. Recreation/Open Space

- a. What designated and informal recreational/open space opportunities are in the immediate vicinity including school district property and city parks and pathways for pedestrians and non-motorized vehicles?
- b. Would the proposed project displace any existing recreational/open space uses? If so, describe.
- c. What is the recreation/open space opportunities, including trails and linkages with natural environmental conditions that could be provided within the project?
- d. Are there opportunities to maintain open space as a buffer to the existing built environment adjacent to the site?

8. Historic and cultural preservation

- 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.
- b. Are there any landmarks, features, or other evidence of Native American 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.

9. 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?
- b. What kinds of energy conservation features could be included in the design of the development?
- c. List other proposed measures to reduce or control energy impacts, if any.

10. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, which exist on the site?
- b. What are the current sources of light or glare on or adjacent to the site? Could light or glare from the construction or development be a safety hazard or interfere with views?

- c. What are the current sources of noise on or adjacent to the site? Could noise from the development be a safety hazard? *What noise mitigation could be incorporated into the project design?*
- d. What are the current conditions that make this site prone to wildland fires? What are the considerations that should be made in the design of future site development to mitigate the impacts from wildland fire? What are the existing and planned evacuation strategies for the area in the event of a catastrophic fire event?
- e. *What are the possible impacts of heavy equipment and construction activity including traffic, noise, and dust?*
- f. *What are the impacts of pesticide/ herbicide use that would be needed for landscaping in the new development on the natural and human environment?*

11. *Community Services*

- 1. *What are the impacts on other essential community services such as hospitals, retail, primary care physicians and other professional services? What is the impact on the supply chain of goods to the community?*
- 2. *What is the estimated impact on cellular phone service and need for new cell phone towers? Where would these towers be located?*

How can development of this site be adequately served to minimize public costs and impacts on existing development?