Environmental Technical Memo

ATT WL4557 Walla Walla Project
928 Sturm Avenue
Walla Walla, Washington 99362

Prepared for:
J5 Infrastructure Partners
23 Mauchly, Suite 110
Irvine, California 92618

January 2023
PBS Project 64880.000

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Executive Summary

An Environmental Site Assessment was conducted by PBS Engineering and Environmental Inc. (PBS) for the property (Site or subject property) located at 928 Sturm Avenue in Walla Walla, Washington. The assessment was conducted for J5 Infrastructure Partners (Client). The purpose of the environmental screen is to identify potential environmental concerns and determine whether additional studies are needed for the proposed development of the site as a cell tower facility. It is not intended to be a comprehensive determination of all potential liabilities associated with the property.

This report should be read in its entirety (text and attachments) before decisions are made based on the findings provided in the Executive Summary. PBS is not responsible for utilization of less than the complete report.

Site Description

The site is long and narrow (east to west) and is approximately 1.22 acres. There is an existing Church with associated parking on the easterly half of the property. The proposed facility will be in the westerly half and encompasses approximately 1,500 SF. The topography is generally flat with a light slope towards the northwest There is some vegetation (primarily deciduous trees) on-site. There were no signs of wetlands or other vulnerable environmental features on the property.

To the north, there is an approximately 3.17 acre parcel that is owned by the Church. The parcel is similar to the subject property and contains an associated parking lot on the east half and undeveloped on the west half. There is a man-made pond that is connected to a nearby ditch west adjacent. There is a stand of deciduous and evergreen vegetation within this westerly area. The adjacent properties to (north and west) are residential.

Nearby, there is overgrown areas of vegetation with a stream of water which appears to be a southern fork of Stone Creek. The directional flow is diagonal (north to west) and it traverses the neighboring properties of this site. In review of City Code Chapter 21.04.650, this creek requires 35-foot buffers from any form of development. At the closest point, the project is approximately 168 feet from this creek; therefore, meeting this requirement.

Findings and Opinions

Visual inspection of the site found it to be satisfactory. Nearby, there is overgrown areas of vegetation with a stream of water which appears to be a southern fork of Stone Creek. The directional flow is diagonal (north to west) and it traverses the neighboring properties of this site. In review of City Code Chapter 21.04.650, this creek requires 35-foot buffers from any form of development. At the closest point, the project is approximately 168 feet from this creek; thus, meeting this requirement. Therefore, the possibility of environmental contamination of nearby creek is considered to be low.

Data Gaps

PBS was not able to review the Phase I report for the property. With a limited review of publicly available information. This assessment has revealed no evidence of recognized environmental concerns associated with the properties intended use.

Additional Investigation

No additional environmental assessments are warranted.

PROPERTY INFORMATION AND PHYSICAL SETTING

Site Description

Site Address:	928 Sturm Avenue, Walla Walla, Washington 99362
Tax Lot:	Walla Walla County Assessor ID 25089
Proposed Size:	Approximately 200 square feet
Current Use:	Undeveloped section of land

Tax lot information was obtained from the Walla Walla County Assessor online maps resource[1] on January 19, 2023.

Topography and Surface Features

The US Geological Survey 7.5-minute topographic map (Walla Walla Quadrangle, 2020) for the Site indicates a general slope towards the west. The subject property elevation is approximately 1050 feet above mean sea level.

The topographic map indicated that the nearest surface water is Stone Creek, located approximately 600 feet northwest from the subject property.

SITE RECONNAISSANCE

Methodology and Limiting Conditions

The site reconnaissance was conducted by Wesley Garcia, Staff Geologist, PBS environmental professional (EP), to observe and document site conditions and visible indications of existing environmental conditions. The reconnaissance was performed accompanied by Phillip Kitzes, Project Manager, J5 Infrastructure Partners.

The entirety of the proposed and adjacent areas was accessed.

Photographs of the Site are included.

Site Conditions and Observations

Aboveground and Underground Storage Tanks

No indications of aboveground storage tanks (ASTs) or USTs, such as vent pipes or fill pipes, were observed on the subject property's grounds during the site reconnaissance.

Floor Drains, Catch Basins, Sumps, Oil/Water Separators

None of these structures were observed on the subject property.

Hazardous Substances, Petroleum Products, Unidentified Containers

None of these were observed during the site visit.

Improper Dumping/Solid Waste Disposal

No indications of improper solid waste disposal were observed during the site reconnaissance.

Pits, Ponds, Lagoons, Surface Impoundments

A small pond was observed relatively near the proposed site. Due to its location and proposed use of the property. PBS finds this pond to be a minimal environmental concern.

Stains, Sheens, Odors

None of these conditions were observed on the subject property.

Other Conditions of Concern

No other conditions of concern were observed on the subject property during the site reconnaissance.

5.3 Observed Current Use of Adjoining Properties

North:	Residential
South:	Undeveloped
East:	Residential
West:	Residential

These properties were viewed from the subject property or the nearest public right-of-way. No conditions of environmental concern were observed.

SIGNATURES

PBS respectfully submits the results of our Phase I Environmental Site Assessment. We appreciate the opportunity to provide our recommendations for your project. If you have additional concerns, please do not hesitate to contact us at 509.375.7842.

Sincerely,
PBS Engineering and Environmental Inc.

Wesley Garcia Date
PBS Staff Geologist

Wesley Garcia

Staff Geologist

EXPERIENCE

5 Years

EDUCATION

BS Geology, Texas A&M University - Corpus Christi

ACCREDITATIONS

40-Hour HAZWOPER

8-Hour HAZWOPER Supervisor

Certified Erosion and Sediment Control Lead, WA #: INWAGC-112021-2290

Wesley Garcia is experienced in geological investigations and providing environmental consulting services to commercial and government agencies. He has experience in integrating new technologies into legacy systems and creating programs to ensure compliance and safety standards.

RELEVANT PROJECT EXPERIENCE

Pasco Sanitary Landfill, WA Ecology, Pasco, Washington. Wesley was responsible for preforming annual, quarterly, and additional groundwater sampling events. He was also responsible for the installation of new wells, troubleshooting air monitoring equipment, and air sampling. *Dates: 11.2020 - Ongoing*

Environmental Phase I Projects. Lead environmental professional for conducting ASTM International's E1527-13/21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process site investigations for public and commercial clients, including Phase II support for supplemental investigations. 11.2017 – Ongoing.

Environmental Emergency Response, 7-Eleven, Southern Texas. Wesley was responsible for responding to environmental emergencies for 7-Eleven throughout south Texas. He acted as the primary contact and representative of 7-Eleven during emergency cleanup activities, as well as the onsite public relations officer. *Independent Experience, Start Date: 11.2017 – End Date: 11.2019*

Longhorn Army Ammunition Plant, Joint United States Environmental Protection Agency (EPA)/United States Army Corps of Engineers (USACE)/Texas Commission on Environmental Quality, Karnack, Texas. Wesley was responsible for HAZWOPER (Hazardous Waste Operations and Emergency Response) oversight and bioremediation injection activities. He also led exploratory drilling activities. He served as the primary onsite geological and safety consultant for the duration of the project. Independent Experience, Start Date: 11.2018 – End Date: 11.2019.

Coleman Oil, Yakima, Washington. Wesley was responsible for multiphase extraction of hazardous media, groundwater sampling, and the installation of new wells. He served as the primary onsite geological consultant for the duration of the project. Start Date: 12.2020 – Ongoing.

Geneva Industries/Fuhrmann Energy, Houston, Texas. Wesley was responsible for maintaining the onsite treatment system of contaminated groundwater as well as groundwater sampling. He also led efforts to modernize the treatment system and provide oversight to third party contractors. Independent Experience, Start Date: 11.2017 – End Date: 11.2019.

Pine Bluff Arsenal, Houston, Texas. Wesley served as the technical consultant for HASWOPER safety standards and maintaining proper decontamination zoned. He also was responsible for monitoring the health of UXO personnel. Independent Experience, Start Date: 4.2018 – End Date: 7.2019.

Photo 1. Proposed cell tower area

Photo 2. Adjacent church

Photo 3. Adjacent undeveloped lot

Photo 4. Nearby pond

Photo 5. Nearby creek

Photo 6. Adjacent undeveloped lot