

City of Walla Walla

55 E. Moore Street

Walla Walla, WA 99362

(509) 524.4710

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:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

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

A.1. Name of proposed project, if applicable:

AT&T WL4557 Walla Walla Mill Creek 65-Foot Monopine Wireless Facility

A.2. Name of applicant: ***J5IP, on behalf of New Cingular Wireless PCS, LLC (AT&T)***

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

***23035 SE 263rd Street (remote)
Maple Valley, WA 98038
206.227.7445
Contact: Phillip Kitzes***

A.4. Date checklist prepared: ***November 2, 2022
(Revised) February 17, 2023***

A.5. Agency requesting checklist: ***City of Walla Walla***

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

- ***Conditional Use Permit & SEPA Checklist Review: (4-6 months)***
- ***Hearing (1 month)***
- ***Building Permit Review: (1-2 months)***
- ***Construction: (4-6 months)***

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

This facility may be subject to future upgrades, as well as collocation proposals. However, there are no present plans or expansions beyond the current proposal.

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

***Geotechnical Report
Soil Resistivity Report
Phase 1 Report
NIER Report
RF Justification Analysis
TOWAIR Determination
Environmental Opinion Report***

A.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.

To the best of the applicant's knowledge, there are no pending government approvals associated with the subject property.

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

- **Conditional Use Permit**
- **SEPA**
- **Building Permit**

A.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 proposal includes locating a new wireless communications facility (65-foot monopine) at the selected site to meet the in-fill coverage objectives (outdoor, in-vehicle, and in-building coverage) within a geographic area in the network. The project area for the facility is 30'x50', or 1,500 SF. Access will come from a 20-foot easement direct from Sturm Avenue (through the Church). The complex will be enclosed in a 6-foot high chain link fence (slats). There will be evergreen landscaping (30-40' at maturity) along the west and south property lines. There will also be evergreen landscaping (10-15' at maturity) around the perimeter of the leased area. A backup generator will be installed for emergency use only (power outage).

A.12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site address is 928 Sturm Avenue. The Parcel Number is 360728140121 and the Legal Description is as follows:

BEGINNING 412.5 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH OF RANGE 36 E W.M.; THENCE EAST 660 FEET; THENCE WEST 660 FEET; THENCE NORTH 100 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

B. ENVIRONMENTAL ELEMENTS

B.1. Earth

B.1.a. General description of the site (circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other.....

B.1.b. What is the steepest slope on the site (approximate percent slope)?

3-5 percent.

B.1.c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

They are generally a fine sand with some evidence of silt.

B.1.d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No. There are no surface indications or history of unstable soils in the immediate vicinity.

B.1.e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

There will be grading to install the pole, ground equipment, and utilities—estimated at approximately 20-30 cubic yards (CY). All material will be balanced onsite.

B.1.f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No. There is no anticipated erosion as a result of the minimal site disturbance during construction.

B.1.g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The site is approximately 3.17 acres, or 138,085 SF. The facility area is 1,500 SF; however, the impervious surface created will be for the monopine (40 SF) and the ground equipment (167 SF) only--207 SF only. This total amount of impervious surface generated from this project is less than one percent (1%) of the site.

B.1.h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

As required by the City, appropriate erosion control measures will be followed to during construction.

B.2. Air

B.2.a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe

and give approximate quantities if known.

Temporary emissions from equipment and dust will occur during the construction phase. Construction equipment will comply with applicable local, county, and state air quality regulations. There will be a backup emergency generator that will only operate during an emergency or for testing and maintenance.

B2b. Are there any offsite sources of emissions or odor that may affect your proposal? If so, generally describe.

To the best of the applicant's knowledge, there are no offsite sources of emissions that will affect this proposal.

B2c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Once construction occurs, appropriate measures to mitigate and/or control emissions generated from the work will be strictly adhered to as prescribed by the local, State, and federal guidelines.

B.3. Water

B3a. 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.

There is an intermittent stream approximately 168' offsite to the northwest of the proposed facility (South Fork of Stone Creek) at the closest point. It will not be impacted by the proposed scope of work.

- 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.

Yes. The proposed lease area is within 200 feet of this intermittent channel.

- 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.

Not applicable.

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

No surface water withdrawals or diversions are required or proposed.

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

No, this site is not within a 100-year 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.

No. The proposal is for an unmanned communications facility that will not discharge any waste materials.

B3.b. Ground:

- 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.

No. Proposal is for an unmanned communications facility which does not require water service or use water.

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

Not applicable. This proposal is for an unmanned communications facility that will not generate any waste material.

B3.c. Water runoff (including storm water):

- 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.

No. This proposal consists of a 30' X 50' fenced lease area. The lease area consists mostly of natural grasses with a approximately 207 SF of impervious surface. This will cover less than 1% of the subject parcel. Given the size of the project, additional storm water control should not be required. Any storm water runoff is anticipated to naturally infiltrate into the subject parcel.

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

No waste material will be created by this unstaffed communications facility.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

To the best of the applicant's knowledge, no drainage patterns will be impacted by this project.

B3.d. Proposed measures to reduce or control surface, ground, runoff water, and drainage

pattern impacts, if any:

To the best of the applicant's knowledge, no additional control measures will be needed; and there will be minimal impact on surface, ground, or runoff water as a result of this proposal. BMPs will be utilized during construction to further limit impacts to water.

B.4. Plants

B4.a. Check the types of vegetation found on the site:

- Deciduous tree: Alder, maple, aspen, other:
- Evergreen tree: Fir, cedar, pine, other
- Shrubs: salal, soft rush, blackberry
- Grass
- Pasture
- Crop or grain
- Orchards, vineyards or other permanent crops.
- Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: Water lily, eelgrass, milfoil, other
- Other types of vegetation

The subject parcel has a mix of evergreen and deciduous trees in the area where the proposed facility will be located.

B4.b. What kind and amount of vegetation will be removed or altered?

A portion of grasses will be disturbed and altered to install the facility and utilities for this project.

B4.c. List threatened and endangered species known to be on or near the site.

There are no known threatened or endangered species known to be on or near the site.

B4.d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Evergreen trees will be planted along the southerly and westerly property lines to provide additional screening from the project. Also, there will be evergreen plantings around the perimeter of the facility to provide additional screening around the ground equipment.

B4.e. List all noxious weeds and invasive species known to be on or near the site.

None are known to be on or near the property.

B.5. Animals

B5.a. List any birds and other animals which have been observed on or near the site or are

known to be on or near the site. Examples include:

Birds: Hawk, heron, eagle, songbirds, other:

Mammals: Deer, bear, elk, beaver, other:

Fish: Bass, salmon, trout, herring, shellfish, other:

Unknown, but it is reasonable that this parcel may have songbirds or small mammals common to the area.

B.5.b. List any threatened and endangered species known to be on or near the site.

There are no known or observed threatened or endangered species at or near the site.

B.5.c. Is the site part of a migration route? If so, explain.

Not to our knowledge.

B.5.d. Proposed measures to preserve or enhance wildlife, if any:

None are proposed at this time.

B.5.e. List any invasive animal species known to be on or near the site.

None are known.

B.6. Energy and natural resources

B.6.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.

Electricity and fiber are the two sources of power and communications required for the wireless facility. In the event of emergency, there is a diesel generator that will switch on until power is restored.

B.6.b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. This is an unmanned communications facility consisting of a 65' monopine with the closet property 65 feet away from the leased area. As such, this proposal will not impact solar energy use on adjacent properties.

B.6.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:

None are proposed.

B.7. Environmental health

- B.7.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. The communications facility and equipment will not cause exposure to toxic chemicals or hazardous waste. A standby generator is being proposed, but it will only operate during emergencies. Additionally, it will meet all applicable safety regulations to reduce any potential hazards to the surrounding community.

- 1) Describe any known or possible contamination at the site from present or past uses.

None are known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Not applicable. There are no known underground transmission pipes or existing hazardous chemicals/conditions onsite. (Please see Environmental Phase 1 Report.)

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

There are no toxic or hazardous chemicals that will be produced by the proposal, either during construction or operation. The proposed standby diesel generator will be installed and operated to meet all applicable regulations to ensure safe operation and no impact on surrounding properties.

- 4) Describe special emergency services that might be required.

None.

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

The proposed project will present no known environmental health hazards.

B.7.b. Noise

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

The proposed project will present no known environmental health hazards.

- 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.

Noise levels will increase on a short-term basis during the construction phase of the project. Construction will occur during daylight hours as allowed by City ordinance and staff. On a long-term basis, noise generated by this project (backup generator) will operate within permissible levels as shown in the Noise Report.

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

None are proposed; however, the applicant will adhere to local regulations as they apply during construction. Distance from nearby properties and proposed fenced compound will help ensure noise stays within permissible levels.

B.8. Land and shoreline use

- B.8.a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current land uses of the adjacent properties are as follows:

- **North** **Church (undeveloped), Residences**
- **South** **Undeveloped (proposed residential subdivision)**
- **East** **Church, Residences**
- **West** **Residences**

The use of a 30'X50' fenced lease area for an unmanned communication facility will not impact the current use of the subject parcel or surrounding parcels.

- B.8.b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not to our knowledge.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No. There is no working farm or forest land surrounding the subject parcel.

- B.8.c. Describe any structures on the site.

There is a church with associated buildings on the property.

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

No.

B&.e. What is the current zoning classification of the site?

Neighborhood Residential (RN).

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

Residential

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

Not applicable.

B&.h. Has any part of the site been classified critical area by the city or county? If so, specify.

To the applicant's knowledge, no portion of the proposed site has been designated as a critical area.

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

Not applicable—this is an unmanned communications facility. (Note: 1 monthly maintenance trip only.)

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

None.

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

No persons live on the subject parcel, so no displacement will occur.

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

The facility will serve the immediate area as part of a larger wireless network. In the event of emergency, it provides necessary communications and is located next to a highly used street. It will not impact the use of the surrounding residential properties.

AT&T will mitigate visual impacts by deploying stealth technology and design and make the pole a monopine. The antennas will be screened with branches and socks and the pole and ancillary equipment will be painted appropriately. They are also taking advantage of existing trees to help screen the project from adjoining properties. To further lessen any visual impacts, there will be evergreen trees (30-40' at maturity) planted along the south and west property lines. Finally, the ground equipment will be screened by a 6' fence (with slats)

and surrounded by a row of evergreen plants (10-15' at maturity).

B.8.m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

There are no nearby agricultural or forest lands of long-term commercial significance.

B.9. Housing

B.9.a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable. Proposal is for an unmanned communications facility with no housing proposed.

B.9.b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable. The subject parcel is a church.

B.9.c. Proposed measures to reduce or control housing impacts, if any:

Not applicable.

B.10. Aesthetics

B.10.a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The stealth monopine will be 65 feet in height (59-foot structure + 6' lighting rod). The structure will be a monopine with branches and socks covering the aerial equipment and painted appropriately.

B.10.b. What views in the immediate vicinity would be altered or obstructed?

The monopine may be visible to surrounding properties but will not impact any significant viewsheds.

B.10.c. Proposed measures to reduce or control aesthetic impacts, if any:

AT&T is proposing vegetative screens along property lines and around the perimeter of the leased area to reduce impacts. They will be compliant with local jurisdictional requirements to ensure impacts are mitigated appropriately.

B.11. Light and glare

B.11.a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None—lighting is not required. See Attachment 17 – TOWAIR Determination.

B.11.b. Could light or glare from the finished project be a safety hazard or interfere with views?

No. No lighting is proposed for this project.

B.11.c. What existing offsite sources of light or glare may affect your proposal?

None. No lighting is proposed for this project.

B.11.d. Proposed measures to reduce or control light and glare impacts, if any:

None are proposed at this time.

B.12. Recreation

B.12.a. What designated and informal recreational opportunities are in the immediate vicinity?

Not applicable.

B.12.b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

B.12.c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None are proposed, as there will be no impact on recreational opportunities.

B.13. Historic and cultural preservation

B.13.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 located on or near the site? If so, specifically describe.

Not to our knowledge.

B.13.b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Not to our knowledge.

- B.13.c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not to our knowledge—nothing listed in the Historic Preservation Element (Comprehensive Plan).

- B.13.d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No cultural or historic resources have been identified at the proposed project site; accordingly, AT&T has not proposed any measures to reduce or control impacts. AT&T will comply with all applicable laws regarding notification, etc., during construction.

B.14. Transportation

- B.14.a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Direct access will be in a 20-foot easement with direct access from Sturm Avenue.

- B.14.b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Not applicable. Proposal is for an unmanned communications facility.

- B.14.c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

None.

- B.14.d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

- B.14.e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- B.14.f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage

of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Approximately one (1) maintenance trip will be generated per month or when outages occur.

B.14.g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

B.14.h. Proposed measures to reduce or control transportation impacts, if any:

None are proposed at this time. The proposal is for an unmanned communications facility that will have no measurable impact on transportation.

B.15. Public services

B.15.a. Would the project result in an increased need for public services (for example: Fire protection, police protection, public transit health care, schools, other)? If so, generally describe.

No.

B.15.b. Proposed measures to reduce or control direct impacts on public services, if any.

None are proposed at this time.

B.16. Utilities

B.16.a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: Fiber.

B.16.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 following are the purveyors:

<i>Electricity:</i>	<i>TBD</i>
<i>Fiber Service:</i>	<i>TBD</i>

Connection(s) to the abovementioned utilities will be negotiated with the individual purveyor during the construction/building permit phases of this project. There may be a need for a right-of-way permit(s) to gain access to these services.

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.

Phil Kitzes

Signature

11.2.22

Date Submitted

2.17.23

Date Revised