SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

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

   Mill District of Walla Walla

2. **Name of applicant:**

   Konen Properties, LLC Attn: Charlie Konen

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

   186 Brickwood Drive; Walla Walla, WA 99362

   541.938.6856

4. **Date checklist prepared:**

   April 2, 2024

5. **Agency requesting checklist:**

   City of Walla Walla

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

   Multiple phases are proposed and are noted on the attached phasing plan. The first phase will be construction of Futura Road and platting of the Equinox Subdivision. This is scheduled to occur in Summer of 2024. Future phases as shown on the phasing plan are dependent upon economic conditions.

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

   See attached phasing plan for the planned phases of this project.

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

   Geotechnical Report, prepared by PBS dated February 26, 2020.

   Traffic Impact Analysis (TIA), prepared by PBS dated December 22, 2020.

   Traffic Sensitivity Analysis and Proportionate Share Recommendation Letter, prepared by PBS dated July 27, 2023.

   Cultural Resource Survey Report, prepared by GRAM Northwest dated May, 2022.

   Remedial Investigation and Feasibility Study (RI/FS), prepared by Geoengineers dated August 5, 2020 (for the former Stubblefield Salvage Yard which is a portion of the subject project)

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.**

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

Right-of-way acquisition for public rights-of-way is currently underway and being completed by the City of Walla Walla. The design plans for the Futura Road Extension have undergone 1st-round review with the City of Walla Walla.

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

- Preliminary and Final Plat approval for Equinox Subdivision.
- Preliminary and Final Plat approval for Pinnacle Subdivision.
- Shorelines approval for work occurring within 200' of Mill Creek.
- Right-of-way permits for improvements within the public right-of-way.
- Grading and Building Permits for associated improvements as shown on the overall master plan.
- Development Agreement Application.

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 development of the Mill District in Walla Walla is an Urban Planned Community (UPC) comprising of approximately 42.7 acres. The UPC is divided into approximately 37.6 acres of residential use, 2.0 acres of commercial use, and 3.1 acres of open space.

Development of this UPC includes site development, infrastructure, and access.

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.

Location of the UPC is Walla Walla County Parcels 350724440024, 350725110028, 360719330035, 360730220029, 360730220010, 360730220030, 360719330034. The location of the project is generally accessed by Futura Road, Offner Road, and Avery Street.

An overall master plan of the development is included as part of the developer's agreement and submitted along with this checklist.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

a. **General description of the site:**

The overall UPC has historically been used as a salvage yard, agricultural, or residential uses. Site uses are currently vacant/abandoned with the exception of limited agriculture.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

The steepest slope on site is about 5 percent, however the majority of the site generally slopes at about 2% more or less. One area to the north and northwest near Mill Creek has a ridge that drops about 6 to 8 feet at approximately a 50% 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Based on the Geotechnical report dated February 26, 2020 the site is identified to be underlain by Hermiston silt loam from the southeast to the northwest (HmA), Touchet silt loam (TsA) on the north and northeast, and Catherine silt loam (CaA) on the southwest corner. The parent material of Hermiston silt loam and the Catherine silt loam is loess alluvium, and the parent material of Touchet silt loam is alluvium. The site consists of mostly silty soils with silty gravel with sand encountered below that.

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

There are no surface indications of unstable soils within the proposed project boundary.

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.**

The total area of disturbance for this project application will be 41.7 acres. Quantities of filling and excavation are unknown at this time. Sources of fill will be from approved sources and will support development of the master plan.

Applicant is aware of the previously mentioned RI/FS. Any site improvements associated within the former footprint of the Stubblefield Salvage Yard will be handled in accordance with the recommendations of this study and subsequent reports, and design prepared under the guidance of Washington State Dept. of Ecology.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Minor erosion and sediment transport can occur as a result of clearing and construction before stabilization occurs.

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

Approximately 68% of the site would be covered with impervious surfaces after project completion.

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

An engineered Erosion and Sediment Control (TESC) Plan will be prepared for each phase of the project. Prior to final stabilization such as completed homesite landscaping, TESC Best Management Practices (BMPs) will be implemented as required by Ecology to minimize erosion and sediment laden stormwater from discharging offsite. The site will require the implementation of a construction stormwater permit and CESCL inspections during site construction.

2. Air

Find help answering air questions[4]

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.

During construction there will be noise and exhaust emissions from construction equipment as well as dust.

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

No off-site emissions are known at this time that will affect this proposal.

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

During construction, emissions will be limited to working hours per City of Walla Walla Municipal Code and dust will be controlled by a person operated watering device.

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

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.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

Mill Creek is located due north of the development. Mill Creek is a tributary of the Walla Walla River.

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 final phase of the project will be within 200-feet of Mill Creek.

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.**

   There is no fill or dredge material that will be placed or removed as part of this application.

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

   The proposal will not require surface water withdrawals or diversions.

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

   The proposal is not within a 100-year floodplain, but the subject property does lie within the Mill Creek Flood Control Zone District.

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.**

   The proposal does not involve any discharges of waste materials to surface waters.

b. Ground:

Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**

   No groundwater will be withdrawn for drinking water or other purposes. The project will be served by the extension of the City of Walla Walla's municipal water system.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

No waste materials will be discharged into the ground or groundwater. The 119 homes will be served by the extension of the City of Walla Walla's municipal sewer system.

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.**

   Stormwater runoff from roadways, roofs, and paved parking areas will be directed and collected within an approved onsite storm management system in accordance with City of Walla Walla standards. There will be no off-site discharge of stormwater.

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

   It is not anticipated that waste materials will enter ground or surface waters. The onsite storm management system will be designed by a licensed professional engineer in conformance with the Stormwater Management Manual for Eastern Washington and City of Walla Walla Stormwater Management Guidelines.

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

   This proposal does not seek to alter or affect the drainage patterns within the vicinity.

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

The stormwater disposal methods will be in compliance with the Stormwater Management Manual for Eastern Washington and the City of Walla Walla standards. The roadway and associated infrastructure will be designed by a licensed professional engineer and will be approved by the City of Walla Walla.

4. Plants

Find help answering plants questions

a. Check the 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**

☐ **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**

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

The site is currently covered in various types of grass and mixed weedy vegetation. This vegetation will be removed as needed to complete site improvements.

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

No threatened or endangered species are known to be on or near the site to the applicant's knowledge.

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

Landscaping will be consistent with commercial, multifamily, residential development and will consist of turf grasses, shrubs and trees.

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

None to the applicant's knowledge.

5. Animals

Find help answering animal questions[8]

a. List any birds and other animals that 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:**

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

Mill Creek is a tributary for anadromous fish.

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

The region is part of the Pacific Flyway for migrating waterfowl. Mill Creek is a tributary for spawning salmon/steelhead.

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

No measures proposed at this time.

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

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

None known to the applicant's knowledge.

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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.

The completed project will utilize electrical service to fulfill its energy needs and will also use electrical service to heat each residential unit. Various phases may utilize natural gas, or solar at a future date but none is currently proposed.

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

No.

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.

The proposed homes will be constructed in accordance with all applicable building codes as recognized by the City of Walla Walla.

7. Environmental health

Health Find help with answering environmental health questions[10]

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

The former Stubblefield Salvage Yard is a portion of this project. This site has been identified as a contaminated site and efforts are underway, by Ecology, to complete remediation associated with known environmental health hazards onsite.

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

   Known contamination has been identified in Ecology-funded studies, included in the previously mentioned RI/FS study that is included as an attachment to this checklist.

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.**

   The final phase of the project includes developing the former Stubblefield Salvage yard. Design within the former limits will be closely coordinated between the

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

developer, City, and Ecology to ensure there are no immediate and long-term hazardous impacts upon development.

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 may be minor hazardous chemicals stored and used within the project development that are associated with general commercial, multi-family, or single-family residential developments.

4. **Describe special emergency services that might be required.**

   The development of this proposal will require the use of emergency services such as fire, ambulance, and police. No special emergency services are anticipated.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   Close coordination with the City and Ecology during design and development of the Stubblefield Salvage yard will be necessary. No additional measures are proposed at this time.

b. Noise

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

   Adjacent noises are consistent with living in an urban environment and are not anticipated to affect this project.

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)?**

   On a short-term basis, there will be noise associated with infrastructure construction such as the use of heavy equipment. Hours of operation will be limited to those allowed by the City of Walla Walla Municipal Code. Lastly, the proposed project will increase the traffic in the area consistent with commercial, multi-family, and single-family neighborhoods on a long-term basis.

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

   Construction hours will be limited to working hours defined by the City of Walla Walla Municipal Code. Construction equipment will have noise reduction required by law.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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 site is currently vacant. Current use of adjacent properties consist of residential to the south, vacant to the west up to Myra Road, with some light industrial/commercial to the east, and a planned mini-storage site to the north. The project will not adversely affect current land uses on nearby or adjacent properties.

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 because 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?

This land is not designated as agricultural land of long-term commercial significance. The site is located in the City of Walla Walla within the Urban Grown Area zoned for urban planned community.

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?**

   The proposal will not affect or be affected by surrounding working farmland normal business operations.

c. Describe any structures on the site.

There are existing structures on-site (2 homes). There is an existing structure off-site to the west adjacent to Offner Road that will be impacted by the Offner Road improvements. There is an existing residence abutting the property to the northeast that will be impacted by improvements.

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

All existing structures within the project limits will be demolished.

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

Current zoning is Urban Planned Community per City of Walla Walla Zoning Maps.

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

The current comprehensive plan designation for the site is Urban Planned Community per City of Walla Walla Comprehensive Plan.

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

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

The current shoreline master program designation of the portion of the site nearest Mill Creek is Urban Residential (UR), per the 2023 Walla Walla County Shoreline Master Program, Official Shoreline Map – Sheet 3 of 3.

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

Per Walla Walla County Critical Areas Mapping, the site is within the shallow gravel aquifer boundary (Map CA-1A); on top of the Walla Walla River Watershed with a portion of the site on top of a critical aquifer recharge area (Map CA-1B) with aquifer vulnerability designated as Zone I (High Vulnerability) (Map CA-1C); the site is in an area with moderate to high potential liquefaction susceptibility (Map CA-4A), and in an area with a seismic design site class of D-E (Map CA-4B); the site is in an area with slopes 0<15 (Map CA-4C), and in an area with "Slight" potential soil erosion susceptibility (Map CA-4D); a portion of the site nearest Mill Creek requires a minimum riparian buffer width of 35 feet (Map CA-5A).

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

There will be approximately 154 single-family residences and 64 multifamily residences upon full buildout of the project. The Department of Ecology occupancy rates used are 2.8 persons per single-family residence and 1.9 persons per multi-unit housing. Using these values there will be approximately 554 upon completion.

For the commercial building, store and fueling station, the number of workers is unknown.

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

Two existing rental properties will be demolished as part of this project. One of those is vacant with utilities disconnected. The remaining structure that is currently occupied will ultimately be demolished.

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

None.

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

This project is consistent with the projected land uses and plans currently adopted by the City of Walla Walla Municipal code. The Property will be developed consistent with the City's Comprehensive Plan and Zoning codes.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The site is not designated as agricultural lands of long-term commercial significance.

9. Housing

Find help answering housing questions[12]

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

   154 single-family middle-income homes are proposed and approximately 64 multi-family townhomes are currently proposed.

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

   Two rental properties of middle income would be eliminated. One is currently vacant with utilities disconnected.

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

   All homes and development in the project will be constructed and developed in accordance with City of Walla Walla Zoning Ordinances for Urban Planned Community and applicable local and national building codes and ordinances.

10. Aesthetics

Find help answering aesthetics questions[13]

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

   The tallest height of any building would be limited by the City of Walla Walla Municipal Code. The principal exterior building material will be consistent with commercial, multi-family and single-family developments.

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

   No views will be altered or obstructed as part of this proposal.

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

   No measures are being proposed to reduce or control impacts. Height of structures will be controlled by the City of Walla Walla Municipal Code.

11. Light and glare

Find help answering light and glare questions[14]

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

   The project would create light from commercial, multi-family, and single-family residential homes and streetlights.

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

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

Not to the applicant's knowledge.

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

None.

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

All proposed lighting would be directed downward. Street lighting will be installed per City of Walla Walla standards.

12. Recreation

Find help answering recreation questions

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

The Mill Creek trail is located north of this site. Public sidewalks are established along Myra Road.

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

No, this project will not displace any existing recreational activities or uses.

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

There will be interconnected sidewalks for pedestrian accessibility.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.

See attached Cultural Resources survey completed by GRAM dated May 2022.

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.

See attached Cultural Resources survey completed by GRAM dated May 2022.

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.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

See attached Cultural Resources survey completed by GRAM dated May 2022.

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.

An inadvertent discovery plan will be included within the civil engineering documents.

14. Transportation

Find help with answering transportation questions[16]

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.

Access would be primarily from Offner Road and Avery Street, as discussed in the TIA. Access to Myra Road via Futura Road can be expected upon completion. Additional site access may be provided in the future if Electric Avenue extends westward to connect to Myra Road.

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?

Valley Transit does service the area with bus stops along Rose Street approximately 1,000 feet to the south of the proposed site. At the intersection of Rose Street and Offner Road, there is one stop eastbound and one stop in the westbound direction. At the intersection of Avery Street and Rose Street, there is one stop in the eastbound direction and one stop in the westbound direction. The Route for these stops is Route 1 "Mainline" and heads in both eastbound and westbound directions and occurs Monday-Friday. Approximate hours of service are between about 6:20 AM to 5:25 PM at 30-minute intervals. On evenings, the route closest to the site is called West Loop Evenings and is only available in the westbound direction and runs between the hours of 6:15 PM to 8:30 PM at 45-minute intervals. On Saturdays, the route closest to the site is called West Loop Saturdays and runs between the hours of 11:15 AM and 6:00 PM at 45-minute intervals.

c. 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).

A Traffic Impact Analysis is complete and has been submitted with the project proposal. All internal streets will be public and will be developed in accordance with City standards. See attached TIA from PBS dated December 22, 2020. Futura Road would extend from the intersection with Myra Road to the east project limits. Offner Road and Avery Street would be extended and improved per City standard. The TIA recommends pedestrian railroad crossing improvements at Offner Road, pedestrian railroad crossing improvements at Avery Street, and Rose Street improvement recommendations

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

including curb ramps, a crosswalk, and a pedestrian refuge island at both the Offner Road and Avery Street intersections.

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

Blue Mountain Railroad is located along the north side of W. Rose St., just 980 feet south of the site. The Walla Walla Regional Airport is located about 3.9 miles northeast of the site.

e. 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?

1,196 average daily trips for this portion of the Myra-Offner Master Plan, based on data in Table 1 of the Traffic Sensitivity Analysis and Proportionate Share Recommendation Letter, prepared by PBS dated July 27, 2023, attached. Peak volumes are expected during the weekday morning and afternoon commutes. These trips include approximately 2% trucks. This information was based on the ITE *Trip Generation Manual*, 11th Edition (2021), and the ITE *Trip Generation Handbook*, 3rd Edition (2017).

f. 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.

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

None beyond the TIA recommendations described in item 14.c. above. The full build-out of the master plan will consolidate trips by providing mixed-use development of the site.

15. Public services

Find help answering public service questions[17]

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.

This project will result in the need for fire protection, police protection, schools, and other public services associated with single-family residential zoning.

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

None are proposed at this time.

16. Utilities

Find help answering utilities questions[18]

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

Cable TV.

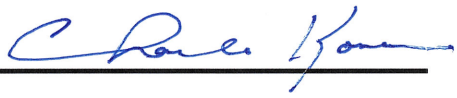
b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Utilities to include water and sewer which will be provided by the City of Walla Wallla, Electricity will be provided by Columbia Rural Electric Association, TV/internet by Charter, or Pocket-I-Net, and refuse service will be provided by Basin Disposal. Gas service will be provided by Cascade Natural Gas.

C.Signature

Find help about who should sign[19]

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.

X 

Type name of signee:

Position and agency/organization:

Date submitted:

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section 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.

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

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.**