

# SEPA<sup>1</sup> Environmental Checklist

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## 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

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

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

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

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.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

## A. Background

Find help answering background questions<sup>2</sup>

1. Name of proposed project, if applicable:

The Ponds

2. Name of applicant:

Doug Botimer

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

PO Box 2053, Walla Walla, WA 99362; 509-301-6667  
Contact: Gary Hall, 10 S Auburn, Kennewick 99336; 509-582-2200

4. Date checklist prepared:

February 22, 2024

5. Agency requesting checklist:

City of Walla Walla

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

Construction planned to begin May 1, 2024

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

The Campbell Family may extend this development south.

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

Geotechnical report by Baer Testing, Storm water report by Hall Engineering

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.

Construction plans review by City of Walla Walla Public Works Dept.

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

See #9.

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.)

A 23-lot residential subdivision on about 5.6 acres.

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,

SW corner of Tamarisk Way and S Plaza Way.

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

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.

## B.Environmental Elements

### 1. Earth

Find help answering earth questions<sup>3</sup>

- a. General description of the site: *Gently sloping, 2% - 8% to the south. Former wheat field.*

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

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

*8%*

- 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.

*Walla Walla silt loam is the USDA classification.*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *No.*

- 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.

*5.6 acres. Approx 12,000 CY of cut and fill. Source is on-site material.*

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

*Yes. Wind-blown dust.*

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

*Approx. 40%*

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



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

*Moisture Control during construction to prevent wind-blown dust.*

## 2. Air

Find help answering air questions<sup>4</sup>

- 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.

*wind-blown dust.*

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

*No.*

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

*Moisture control during construction to prevent wind-blown dust.*

## 3. Water

Find help answering water questions<sup>5</sup>

- a. Surface:

Find help answering surface water questions<sup>6</sup>

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 are 4 man-made ponds serving as irrigation storage, that are dry during the non-irrigation season.*

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. See the proposed construction plans.*

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

*Zero*

<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

<sup>6</sup> <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>

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

*No*

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

*No*

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*

b. Ground:

Find help answering ground water questions<sup>7</sup>

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. The lots will be served by City water.*

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.

*None. The lots will be served by City sewer.*

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.

*Street runoff will be infiltrated into the ground via 3 on-site infiltration ponds*

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

*No.*

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

*No.*

<sup>7</sup> <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>

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: *Infiltration ponds constructed in compliance with City and WS guidelines.*

#### 4. Plants

Find help answering plants questions

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

- deciduous tree: alder, maple, aspen, other *black locust*
- evergreen tree: fir, cedar, pine, other
- shrubs *sagebrush*
- grass *cheat 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?

*Sagebrush and cheat grass*

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

*None*

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

*Plantings will include native trees, shrubs, and meadow grasses.*

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

*None*

#### 5. Animals

Find help answering animal questions<sup>8</sup>

- 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: *black birds, crows, hawks*

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



- 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.

*N/A*

c. Is the site part of a migration route? If so, explain. *Yes, this site is beneath the PNA migratory routes*

d. Proposed measures to preserve or enhance wildlife, if any. *Reforestation and buffers. Expanding habitat with open space plantings.*

e. List any invasive animal species known to be on or near the site. *None*

## 6. Energy and natural resources

Find help answering energy and natural resource questions<sup>9</sup>

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 for heating and lighting.*

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.

*Building in compliance with the current energy code.*

## 7. Environmental health

Health Find help with answering environmental health questions<sup>10</sup>

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. *No.*

<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist->

<sup>10</sup> <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>

1. Describe any known or possible contamination at the site from present or past uses. *None*
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. *None.*
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. *None*
4. Describe special emergency services that might be required. *None*
5. Proposed measures to reduce or control environmental health hazards, if any. *N/A*

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *Traffic.*
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)? *Short term: Construction. Long term: none.*
3. Proposed measures to reduce or control noise impacts, if any: *Construction hours in compliance with the local noise ordinance.*

8. Land and shoreline use

Find help answering land and shoreline use questions<sup>11</sup>

- 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 vacant. West and north: residential. East is rural residential.*
- 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 *Yes. Wheat field. 5.6 acre.*

<sup>11</sup> <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>



not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

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.*
- c. Describe any structures on the site. *None*
- d. Will any structures be demolished? If so, what? *No*
- e. What is the current zoning classification of the site? *Neighborhood residential.*
- f. What is the current comprehensive plan designation of the site?  
*Residential*
- g. If applicable, what is the current shoreline master program designation of the site?  
*N/A*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *No. The ponds are man-made irrigation and livestock watering.*
- i. Approximately how many people would reside or work in the completed project?  
*60*
- j. Approximately how many people would the completed project displace?  
*0*
- k. Proposed measures to avoid or reduce displacement impacts, if any.  
*N/A*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. *Development in compliance with zoning ordinance.*
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:  
*N/A.*

## 9. Housing

Find help answering housing questions<sup>12</sup>

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *23. High and middle income.*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *0*
- c. Proposed measures to reduce or control housing impacts, if any:  
*N.A.*

## 10. Aesthetics

Find help answering aesthetics questions<sup>13</sup>

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *28ft. Stucco.*
- b. What views in the immediate vicinity would be altered or obstructed?  
*None*
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
*N/A*

## 11. Light and glare

Find help answering light and glare questions<sup>14</sup>

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *None*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? *No.*
- 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:  
*N/A*

<https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

<sup>14</sup> <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>

## 12. Recreation

Find help answering recreation questions

- a. What designated and informal recreational opportunities are in the immediate vicinity? *Walla Walla Country Club Golf Course*
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
*No*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
*N/A*

## 13. Historic and cultural preservation

Find help answering historic and cultural preservation questions<sup>15</sup>

- 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.  
*No*
- 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.  
*No*
- 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. *On-site observation, Consultation with former owner.*
- 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.  
*N/A*

<sup>15</sup> <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>



## 14. Transportation

Find help with answering transportation questions<sup>16</sup>

- 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 to be onto Tawmarson Way.*
- 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?  
*No. Approx 2 mi to DM Rd / Larch.*
- 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).  
*Approx 750 ft new city street to be built by Owner/developer.*
- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
*No.*
- 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?  
*At 10 trips per day per home, 230 trips/day.*
- 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:  
*N/A*

## 15. Public services

Find help answering public service questions<sup>17</sup>

- 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.  
*Increased need for fire protection and police protection.*
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
*Payment of taxes.*

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

<sup>17</sup> <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>

## 16. Utilities

Find help answering utilities questions<sup>18</sup>

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. *CREA or Pacific corp for electricity. City of Walla Walla for water and sewer and refuse.*

## C. Signature

Find help about who should sign<sup>19</sup>

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 Gary Hall

Type name of signee:

*Gary Hall*

Position and agency/organization:

*Hall Engineering*

Date submitted:

## D. Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet<sup>20</sup>

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.

<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

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

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