SEPA environmental checklist

updated 2014

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*:** [help]

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: [help]

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.

A. background [help]

1. Name of proposed project, if applicable: [help]
Spitzenberg Apartments

2. Name of applicant: [help]
Thad Sirmon Real Estate LLC

3. Address and phone number of applicant and contact person: [help]
54 W. Rees Ave., Walla Walla, Wa 99362. 509-301-3300

4. Date checklist prepared: [help]
10/11/2018

5. Agency requesting checklist: [help]
City of College Place, WA

6. Proposed timing or schedule (including phasing, if applicable): [help]
Construction is proposed for Spring of 2019.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
There are no plans for future additions, expansion, or further activity related to this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
A stormwater report and a grading plan will be prepared. A Geotechnical Engineering report has been prepared.

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. [help]
No other applications of other proposals are known to be pending.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
Engineering plans would be permitted through the City of College Place for infrastructure improvements to NE Spitzenberg Street and utilities to serve the site. Building permits would be needed for building construction.

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.) [help]
The project will include 5 individual apartment buildings with 2 levels containing 4 units per floor for a total of 40 units. A minimum of 60 parking stalls are proposed.

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. [help]
The site is located off NE Spitzenberg Street, just west of NE Myra Road, north of NE C Street, and east of NE Della Avenue in College Place, WA. One parcel's address is 942 and 962 NE Spitzenberg Street, College Place, WA 99324. The parcel numbers for the parcels are 350725523755 and 350725523754. The total dimensions between the two lots is 244.64 feet wide by 277.50 feet long.

B. environmental elements [help]

- **Earth**

a. General description of the site [help]
(circle one): Flat

b. What is the steepest slope on the site (approximate percent slope)? [help]
The steepest slope on the site is approximately 2-3%.

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. [help]
Sandy silt and silt with sand were found on the site, along with gravel with silt and cobles at a depth of 7-9 feet.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
No surface indications or history of unstable soils are known.

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. [help]
No fill will be brought to site as fill and excavation would be limited to the project site. There is around 21,000 square feet that will be graded for foundations for the 5 separate apartments. There will be approximately 22,800 square feet of parking lot area that will be graded. The remainder of the site will be graded for landscaping with lawn and bark areas.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
There is a potential for wind-blown and runoff erosion to occur as a result of clearing, construction, and use. The area is relatively flat but at the time of construction, containment methods for temporary erosion control will be used. After construction, grass and bark will be used for final ground cover.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]
About 71% of the site will be covered with impervious surfaces after project construction.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
During construction, erosion control measures will be implemented, such as filter fabric fencing. After construction, the majority of the pervious surface on the site will be grass and bark.

2. Air

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. [help]
During construction, there will be exhaust emissions from construction equipment, as well as dust. After project completion, there would be normal air emissions consistent with a residential setting.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]
There are no known off-site sources of emissions or odor that will affect this proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
During construction, emissions will be limited to working hours and dust will be controlled by watering devices.

3. **Water**

a. Surface Water: [help]

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. [help]
No surface waters are in the immediate vicinity of this site.

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. [help]
No.

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. [help]
None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
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. [help]
No.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]
No groundwater will be withdrawn for development of the project. No water will be directly discharged to groundwater with the project.

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. [help]
No waste material will be discharged into the ground with the development of this project.

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. [help]
Stormwater runoff will be collected and disposed of via surface and sub-surface methods consistent with City of College Place standards for stormwater disposal. The stormwater plan will be developed consistent with the Stormwater Management Manual for Eastern Washington and City of College Place guidelines. The number and location of storm facilities shall be referenced on design plans.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
Waste material is not anticipated to enter ground or surface waters as no waste material shall be discharged.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No, the proposal does not alter or oterhwise affect drainage patterns in the vicinity of the site. The basic topography and run off will be the same as it is currently.

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 City of College Place standards and the Stormwater Management Manual for Eastern Washington. The number and location of the surface and sub-surface storm facilities shall be referenced on the design plans.

4. **Plants** [help]

- Check the types of vegetation found on the site: [help]

__x_deciduous tree: other
_____evergreen tree: fir, cedar, pine, other
__shrubs
__x__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? [help]
Existing trees, weeds and grass will be removed. Grass and landscaping trees and bushes will be planted at time of construction

c. List threatened and endangered species known to be on or near the site. [help]
There are no threatened or endangered species 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: [help]
Proposed landscaping will consist of lawn, bark, bushes and street trees.

e. List all noxious weeds and invasive species known to be on or near the site.
Although weeds exist on-site, noxious weeds and invasive species are not known to be on or near the site, to the applicant's knowledge.

5. **Animals**

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: [help]

birds: hawk, songbirds other:
mammals: mice

b. List any threatened and endangered species known to be on or near the site. [help]
None to the applicant's knowledge.

c. Is the site part of a migration route? If so, explain. [help]
Yes, Canada Geese and ducks are known to migrate through the Columbia Basin.

d. Proposed measures to preserve or enhance wildlife, if any: [help]
There are no direct measures being proposed to solely enhance wildlife.

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

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

6. **Energy and natural resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]

The project will require electricity to serve the proposed apartments.

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

The project is not anticipated to have any impacts to adjacent properties' potential solar use.

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: [help]

The proposed units will be constructed in accordance with all applicable building and energy codes as recognized by the City of College Place.

7. **Environmental health**

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. [help]

There are no recognized toxic health hazards usually associated with the development of residential apartments within a defined urban area.

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

  There are no known or possible contamination at the site from present or past uses to the applicant's knowledge.

- 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.

  There are no existing hazardous chemicals/conditions that affect this proposal to the applicant's knowledge.

- 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.

  No storage, use, or production of toxic or hazardous chemicals is being proposed with this development.

- Describe special emergency services that might be required.

  Upon project completion, the site will require police, fire and ambulance services.

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

  None 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)? [help]
NE Spitzenberg Street traffic and a landscaping company across the street from the site will produce traffic and equipment noise.

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. [help]
During the construction of the site, noise would occur between the working hours of 8-5. Following the infrastructure completion, noise from the construction of the apartment buildings would occur between the working hours of 8-5. At completion, noise would be typical of an urban setting with traffic entering and existing the site.

3) Proposed measures to reduce or control noise impacts, if any: [help]
Construction hours will be limited to working hours defined by the City of College Place.

8. **Land and shoreline use**

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. [help]
Adjacent properties are duplexes and rentals, single family homes and a barn. A proposed commercial property is to the southeast. The current use of the site is vacant land on one parcel and an existing duplex to be demolished on the other parcel.

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? [help]
The site has not been used as working farmland or forest land to the applicant's 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.

c. Describe any structures on the site. [help]
There is an existing duplex on one of the two parcels.

d. Will any structures be demolished? If so, what? [help]
The existing duplex will be removed at the time of development.

e. What is the current zoning classification of the site? [help]
RM, Multi-family Residential, per the City of College Place Zoning Map.

f. What is the current comprehensive plan designation of the site? [help]
Multiple-Family Residential, per the City of College Place Land Use Map.

g. If applicable, what is the current shoreline master program designation of the site? [help]
Not applicable.

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

The site has not been classified as a critical area by the City or County to the applicant's knowledge.

i. Approximately how many people would reside or work in the completed project? [help]
Approximately 40-100, depending on how big the families are that will reside in the units.

j. Approximately how many people would the completed project displace? [help]
People will not be displaced as a result of this project.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
No measures are being proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
The aparments are to be built in accordance with the City of College Place Multi-Family Residential zoning requirements and will be subject to City of College Place review and approval.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
The project will not seek to alter the nearby agricultural and forest lands of long-term commercial significance, and the project will be subject to City of College Place review and approval.

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
40 rental units would be provided at approximately the middle -income housing level.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
One middle-income duplex would be eliminated.

c. Proposed measures to reduce or control housing impacts, if any: [help]
Measures to reduce or control housing impacts will be controlled by the City of College Place zoning code for an RM designation and the City's building codes.

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]
The possible highest structure roof would be 21 ft and the majority of the exterior would be wood siding.

b. What views in the immediate vicinity would be altered or obstructed? [help]
Views in the immediate vicinity would not be obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
The site has dead trees, weeds and thistle, and rusty fences and rotting logs. The project would develop new apartment buildings with nice landscaping and trees, and new city sidewalk

11. **Light and glare**

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

The proposal would produce light from the fixtures in the parking area and from lights in the entry ways of the units. Light would be present in the evening hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
It is not anticipated for lights to be a safety hazard or interfere with the views.

c. What existing off-site sources of light or glare may affect your proposal? [help]
None, to the applicant's knowledge.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
Lighting would be directed downward and placed in accordance with the City of College Place standards.

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
Recreational opportunities can be found at Kiwanis Park, which is located about 0.5 miles southwest of the site, and the Fort Walla Walla Museum and Park is located about 0.58 miles southeast of the site. Biking and walking are also recreational opportunities in the vicinity.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
No existing recreational uses will be displaced with this project.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
There are no proposed recreation opportunities provided by the project.

13. **Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]
No buildings of historical significance are located on the site.

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. [help]
None to the applicant's knowledge.

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. [help]
Not applicable.

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 impacts to resources are anticipated.

14. **Transportation**

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. [help]
NE Spitzenberg Street will serve the site. One driveway will come off of NE Spitzenberg Street to create access to the apartments. NE Spitzenberg Street can be accessed from NE Myra Road and NE Della Avenue, just east and west of the site.

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? [help]
There is a mainline bus route east and westbound on Rose Street, according to the Walla Walla Valley Transit website. A bus stop for this route is located at approximately a 0.35 mile walk toward Rose Street, north of the site.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]
The project will have a minimum of 60 parking stalls, with 4 stalls being ADA accessible.

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). [help]
NE Spitzenberg Street will be improved with asphalt and sidewalk across property frontage limits.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]
The project will not occur in the immediate vicinity of water, rail, or air transportation.

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? [help]
A Traffic Impact Analysis was completed for this project indicating the average weekday trips to be 266. Morning peak hour trips would occur between 7-9 AM and evening peak hour trips would occur between 4-6 PM. It is anticipated that most traffic in and out of the site would be passenger vehicles.

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.
The proposal will not interfere with or affect the movement of agricultural and forest products on roads or streets in the area.

h. Proposed measures to reduce or control transportation impacts, if any: [help]

The Traffic Impact Analysis prepared for this project contains recommendations. The project would be subject to transportation impact fees put in place by the City of College Place.

15. **Public services**

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. [help]
Although this is an infill lot and public services to this area should be existing, there would be an increased need for public services with an increase in residents in this area.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
No measures are being proposed at this time.

16. **Utilities**

a. Circle utilities currently available at the site: [help]
Electricity, telephone, green tank water and city of college place sewer are currently available at the site. Garbage collection service within the City of College Place is provided by Basin Disposal Inc. (BDI).

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. [help]
The Green Tank water main will be tapped to service the site. Electricity would be provided by Pacific Power. The City of College Place sewer main will be connected to for site service.

C. Signature [help]

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.

Signature: _____

Name of signee Thad Sirmon

Position and Agency/Organization Devl/property owner

Date Submitted: 10/16/18