

SEPA 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.

A. Background

1. Name of proposed project, if applicable:

Well No. 7 Drilling and Design

2. Name of applicant:

City of College Place (City) Public Works Department

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

City of College Place
Robert McAndrews, Public Works Director
625 S College Ave
College Place, WA 99324
(509) 394-8526
rmcandrews@cpwa.us

4. Date checklist prepared:

January 10, 2024

5. Agency requesting checklist:

City of College Place Community Development

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

Drilling, casing, and screening of Well No. 7 is anticipated to occur in spring 2024, with well testing also occurring in spring 2024. Design of the Well No. 7 facility and proposed water main are anticipated to be complete by spring 2024. The proposed project is expected to be constructed between summer 2024 and spring 2025, and be complete by June 2025.

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

The City is planning to initially equip Well No. 7 with a 1,000 gallons per minute (gpm) pump and may replace the pump with a larger capacity pump in the future if necessitated by increased demands. No other directly related projects are planned. However, the plan for expansion of the City's water system is outlined in the *City's Comprehensive Water System Plan Update* (RH2 Engineering, Inc., 2021).

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

The following project-specific environmental information has been or will be prepared:

- *Well No. 7 and Water Main Critical Areas Report*, prepared by RH2 Engineering, Inc., (RH2), January 10, 2024.

- *Well No. 7 Drilling and Design Geotechnical Report – Geologic and Geohazard Condition Assessment*, prepared by RH2, Draft, forthcoming.
- *Technical Memorandum Cultural Resources Overview, Well No. 7 Project – Teal Lane and Mojonnier Road, College Place, Walla Walla County, Washington*, prepared by Cultural Resource Consultants, Inc., (CRC), September 29, 2022.
- *Addendum to the Cultural Resources Overview for the Well No. 7 Project, College Place, Walla Walla County, Washington*, prepared by CRC, December 19, 2022.

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.

None known.

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

The following approvals are anticipated for construction of Well No. 7 and the associated water main.

- State Environmental Policy Act (SEPA) Review – City
- Site Plan Application – City
- Commercial Building Permit – City
- Grading Permit – City
- Critical Areas Compliance – Walla Walla County (County)
- Construction Plan Review – County
- Right-of-Way (ROW) Permit – County
- Electrical Permit – Washington Department of Labor & Industries
- Construction Stormwater General Permit – Washington State Department of Ecology (Ecology)

11. Give a 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 *City’s Comprehensive Water System Plan Update* identifies a proposed Well No. 7 on Teal Lane to provide additional storage and supply capacity and operational flexibility to the City’s water system.

The proposed project will design, drill, and construct the Well No. 7 improvements at the existing City sanitary sewer Lift Station No. 7 site. It is anticipated that this well will be used to normally fill Reservoir No. 4 that is located approximately 0.75 miles to the north. The well capacity will be dependent on the yield identified during well testing. The project will include construction of approximately 1,850 linear feet (lf) of 16- to 24-inch-diameter water main between the well site and Mojonnier Road to connect to the City’s existing water system. Approximately 350 lf of the proposed water main will be constructed at the Well No. 7 site, on City property, while approximately 1,500 lf will be constructed in Teal Lane. The proposed water main will be installed using open-cut trenching, as well as trenchless

methods for crossing under a culvert conveying Stone Creek. Additionally, the project will construct approximately 245 lf of sewer main from the new well site to connect to the existing system near the southern terminus of Teal Lane. The project is partially funded by the Washington State Department of Commerce Public Works Board.

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

The proposed Well No. 7 project site is located on City owned Parcel No. 350602230040, which is the existing site of the City's sanitary sewer Lift Station No. 7. The proposed well site is near the southern terminus of Teal Lane in the City of College Place, Washington. The proposed water main will extend from the well site, along Teal Lane to the north, and up a steep slope to the intersection with Mojonier Road where it will connect with the existing City water system. The planned well site location is within the City's jurisdiction; however, the proposed alignment of the water main will be entirely within the Walla Walla County public ROW. The project area is in Section 2 of Township 06 North, Range 35 East.

B. Environmental Elements

1. Earth

- a. General description of the site:

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

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

The site is mostly flat with some gradual slopes associated with the Teal Lane road embankment. The steepest slopes in proximity to the project are approximately 160 percent slopes located on the south side of Mojonier Road, near the north end of the proposed water main alignment.

- 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.

According to the Natural Resources Conservation Service (NRCS) soil survey data, the Well No. 7 project area is primarily within the Pedigo silt loam, 0- to 3-percent slopes, soil map unit, which is comprised of a somewhat poorly drained, silt loam atop a stratified very fine sandy loam to silty clay loam that develops on valley floors from loess alluvium. This soil is classified as a farmland of statewide importance and is not hydric.

The Well No. 7 project site also contains the Catherine silt loam, 0- to 3-percent slopes, and Touchet silt loam, 0- to 3-percent slopes, soil map units. The steep slope near the intersection of Teal Lane and Mojonniier Road contains the terrace escarpments soil map unit, which is comprised of a well-drained silt loam atop a stratified very gravelly sand to clay loam that develops from escarpments on terraces from glaciofluvial deposits.

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

The City's online Public City Map shows that the proposed Well No. 7 site is within an area that is mapped as having moderate to high liquefaction susceptibility and high wind erosion potential. The steep slope near the intersection of Teal Lane and Mojonniier Road is mapped as a geological hazard area and, according to NRCS soil survey, the terrace escarpments soil map unit associated with the steep slope has a severe hazard of erosion from unsurfaced roads and trails.

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 project will require approximately 307 cubic yards (cy) of cut and approximately 517 cy of fill for construction of the Well No. 7 site, including paved and graveled areas, the well building, and associated well machinery. Additional earthwork will be required for extension of site utilities, including sewer and water lines. The proposed water main extension from the Well No. 7 site to Mojonniier Road will require a total trench volume of approximately 4,765 cy. The proposed sewer main connection will require a total trench volume of approximately 1,175 cy. The source of fill will be native material, wherever possible, and crushed rock or controlled density fill where the use of native fill is unsuitable. The total footprint of the project is approximately 1.3 acres.

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

As most of the project will occur within flat areas or areas with gentle slopes, the risk of erosion from project construction is generally low. Construction will be required to employ temporary erosion and sedimentation control (TESC) Best Management Practices (BMPs) to prevent and manage temporary impacts from erosion on nearby waterbodies.

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

The proposed project will require the conversion of approximately 19,700 square feet (sf) of a grassy, undeveloped area to graveled and paved surfaces to facilitate construction of the Well No. 7 site. New impervious surfaces for the Well No. 7 site comprise approximately 34 percent of the total project footprint. The proposed water main along Teal Lane will be constructed within the previously disturbed ROW, existing graveled areas, and roadside shoulder areas at the site. Any vegetated areas disturbed by the water main construction will be restored in-kind.

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

BMPs anticipated to be utilized during construction include, but are not limited to, constrained construction limits, securing temporary stockpiles and slopes, use of silt fencing and/or straw wattles, and daily site cleanup. Construction will follow the City and/or County standard TESC measures and project-specific recommendations included on the plans and specifications. These standard TESC measures are based on the methodology outlined in the *Stormwater Management Manual for Eastern Washington* (Washington State Department of Ecology, August 2019, Publication No. 18-10-044).

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.

Temporary exhaust and dust emissions from construction equipment and vehicles are anticipated during construction. The Well No. 7 site also will include a backup diesel generator that produces emissions during operation, which will be infrequent.

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

None known.

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

Construction equipment and vehicles shall conform to Washington State standards for air quality, including using properly functioning equipment and vehicles that have passed emissions testing, using clean-burning fuels when possible, limiting diesel exhaust, limiting vehicle idling, etc.

3. Water

a. Surface Water:

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.

Stone Creek, a Type F stream, flows from east to west through the project area. The stream is conveyed under Teal Lane via a 36-inch corrugated metal pipe (CMP) culvert. The headwaters of Stone Creek are located approximately 5 miles northeast of the proposed Well No. 7 site, in the City of Walla Walla. Stone Creek flows into the Walla Walla River, a Type S "Shoreline of the State" and tributary to the Columbia River, approximately 1 mile downstream from the site. Occurrence and typing of this stream in the project area was confirmed during site investigations.

According to the United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) online mapper, a freshwater pond wetland exists along Stone Creek approximately 100 feet east of Teal Lane. The NWI online mapper maps Stone Creek as a

freshwater emergent wetland. During site investigations two wetlands were identified, including a 12,700 sf Category II depressional wetland and a 3,145 sf Category II riverine wetland that coincide with the freshwater pond and freshwater emergent wetlands mapped by USFWS, respectively.

Additional information on streams and wetlands is provided in the *Well No. 7 and Water Main Critical Areas Report* (RH2, 2024).

- 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.**

The proposed water main alignment has been designed to cross under the 36-inch CMP culvert that conveys flows of Stone Creek under Teal Lane. The water main crossing of Stone Creek will be achieved using trenchless construction methods. No work is proposed in Stone Creek or associated wetlands. Construction of the proposed water main will be within the previously disturbed, graveled roadway and roadside shoulder of Teal Lane. Areas near waterbodies that will be impacted by the project include non-functional buffer habitat of project area streams and wetlands within the Teal Lane ROW. TESC measures and BMPs will be employed to prevent and manage temporary impacts from erosion on nearby waterbodies. No impacts to project area streams or wetlands are anticipated to occur.

- 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.**

None proposed.

- 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.**

Yes. Part of the proposed water main alignment is located within the 100-year floodplain of Stone Creek, mapped as Federal Emergency Management Agency Zone A.

- 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.**

None proposed. Construction work in proximity to Stone Creek will prevent discharge of waste materials to surface waters through the implementation of appropriate BMPs.

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

The proposed Well No. 7 will be used to normally fill the City's Reservoir No. 4 that is located approximately 0.75 miles to the north. The capacity of this well will be dependent on the yield identified during well testing. The City is planning to initially equip Well No. 7 with a 1,000 gpm pump and may replace the pump with a larger capacity pump in the future if necessitated by increased demands. Well No. 7 equipment will be sized to accommodate a pump that runs up to 1,700 gpm. The project will include construction of a 16-inch-diameter water main between the well site and Mojonier Road to connect with the City's existing water system.

The project will discharge water via an on-site proposed stormwater infiltration pond at the Well No. 7 facility that will allow unchlorinated water used from the well pre-lube system to infiltrate into the ground. No water will be discharged to the aquifer that the well extracts from.

- 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.**

Not applicable. No waste material will be discharged as a result of the 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.**

The primary source of hydrology in the project area is precipitation that is infiltrated into the soil or that occurs as stormwater runoff that flows into Stone Creek. Stone Creek flows to the west, away from the project area, eventually draining to the Walla Walla River approximately 1 mile downstream.

- 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.**

The proposed project will require minor alterations to drainage patterns resulting from construction of the Well No. 7 facility on Parcel No. 350602230040. The proposed well site is the site of the existing City sanitary sewer Lift Station No. 7 and drainage patterns have been altered from natural conditions by the previous development. The well site is a previously disturbed, flat area; therefore, construction of the Well No. 7 facility is not anticipated to significantly impact drainage patterns due to the existing site topography and impervious surfaces.

- 4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

BMPs will be implemented to avoid and minimize potential impacts to nearby areas during project construction. Project design will be completed to adhere to applicable local, state, and federal regulations that provide standards to reduce and control impacts to surface, ground, and storm waters, and drainage patterns.

4. Plants

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 proposed project will require the removal of approximately 19,700 sf of common upland grasses for construction of the Well No. 7 site. The proposed water main alignment will follow the previously disturbed roadway prism of Teal Lane to its intersection with Mojonier Road and will not require significant removal or alteration of vegetation.

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

Based on a review of Washington State Department of Natural Resources Natural Heritage data and USFWS Information for Planning and Consultation (IPac) data, no threatened or endangered plant species are known to be on or near the project site.

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

None proposed.

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

During site investigations, several plant species that are on the Walla Walla County noxious weeds list were observed in proximity to the project site. These species include, but are not limited to, the following.

- Poison hemlock (*Conium maculatum*) – Class B
- Common teasel (*Dipsacus fullonum*) – Class C
- Yellow flag iris (*Iris pseudacorus*) – Class C
- Canada thistle (*Cirsium arvense*) – Class C

- Himalayan blackberry (*Rubus armeniacus*) – Class C
- Reed canary grass (*Phalaris arundinacea*) – Class C

5. Animals

- 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 refer to description that follows
- **Mammals:** deer, bear, elk, beaver, other refer to description that follows
- **Fish:** bass, salmon, trout, herring, shellfish, other:

During site investigations, the following wildlife species, or evidence thereof, were observed in the vicinity of the project site: California quail (*Callipepla californica*), northern flicker (*Colaptes auratus*), black-capped chickadee (*Poecile atricapillus*), white-crowned sparrow (*Zonotrichia leucophrys*), song sparrow (*Melospiza melodia*), Bewick's wren (*Thryomanes bewickii*), mourning dove (*Zenaida macroura*), red-tailed hawk (*Buteo jamaicensis*), black-billed magpie (*Pica hudsonia*), frog vocalizations, coyote (*Canis latrans*), deer, rodents, rabbits, beetles, and spiders.

Per Washington Department of Fish and Wildlife data, ferruginous hawk (*Buteo regalis*) is present within the same township as the project. The project area is shown as being within the winter range and year-round concentration area for northwest white-tailed deer (*Odocoileus virginianus ochorourus*). Summer steelhead (*Oncorhynchus mykiss*) and rainbow trout (*O. mykiss*) are also mapped as occurring in Stone Creek. However, the project is not anticipated to impact functional habitat for any of the previously listed species.

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

According to USFWS IPac data, yellow-billed cuckoo (*Coccyzus americanus*), bull trout (*Salvelinus confluentus*), and monarch butterfly (*Danaus plexippus*) may be present in the area. No suitable habitat for yellow-billed cuckoo, bull trout, or monarch butterfly is present in or near the vicinity of the project site.

The National Oceanic and Atmospheric Administration Fisheries Protected Resources App indicates that Stone Creek is critical habitat for the Middle Columbia River Distinct Population Segment of steelhead trout, a federally listed threatened species under the Endangered Species Act.

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

The project area is within the Pacific Flyway migration route; therefore, it may provide habitat for migratory bird species. USFWS data indicates ten migratory species recognized as Birds of Conservation Concern may be found within the project area (e.g., Cassin's finch, evening grosbeak, olive-sided flycatcher, and others). Stone Creek also provides habitat for anadromous fish, such as steelhead trout, which migrate up the Columbia River from the sea to spawn.

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

The proposed Well No. 7 and water main will be constructed within previously disturbed areas and are not anticipated to temporarily or permanently impact any ecologically intact areas, thus minimizing the potential for impact to insects, small mammals, and birds that may utilize areas in the project vicinity.

Implementation of TESC measures during construction will help prevent erosion, water runoff, and sedimentation into nearby waterbodies, thereby preventing any impacts to fish species that utilize Stone Creek.

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

None known.

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.

Gasoline and oil will be used to fuel construction equipment for construction of the project. The completed project will require additional electricity needs to draw water from the well and pump it to the City system via the new water main.

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 project will require compliance with the Washington State Energy Code. No additional measures to reduce or control energy impacts are proposed.

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 because of this proposal? If so, describe.

No.

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

None known.

a. 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 known.

- b. 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.**

Construction of the project will utilize oil- and gas-fueled equipment and may require temporary fuel storage onsite. These uses do carry some risk of spill; however, the risk should be minimized with the implementation of spill control methodologies to be outlined in the project design and technical specifications, and in accordance with Washington State pollution control standards.

- c. Describe special emergency services that might be required.**

No special emergency services are anticipated.

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

No additional measures beyond those mentioned previously.

b. Noise

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

Vehicle noise associated with traffic on the nearby Mojonier Road is present in the area but is not expected to affect the 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)?**

Temporary construction noise will occur with the well drilling, facility construction, and utility construction work, including noise from construction vehicles, excavation, and saw-cutting of roadways. The contractor will need to follow regulations set forth in Chapter 8.20 of the College Place Municipal Code (CPMC) and Chapter 9.20 of the Walla Walla County Code (WWCC), including controlling the level and timing of noise generated during construction.

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

Construction activities and proposed site improvements shall comply with the noise regulations of the CPMC and WWCC.

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.**

The current use of the proposed well site is for the operation and maintenance of the existing City sanitary sewer Lift Station No. 7. The proposed location for the new water

main is within the County ROW of Teal Lane. The proposal will not 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?**

No.

- 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.**

Above-ground structures include the Lift Station No. 7 building and equipment, street signage, critical areas signage, power supply box, gas tank, poles, blow-off pipe, perimeter fencing, light posts, paved roadways, and others.

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

No.

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

The current zoning classification of City owned Parcel No. 350602230040 is Public Use (PU). The portion of the project that is in the County is entirely within the public ROW; therefore, it does not have a designated zoning classification.

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

The current comprehensive plan designation of the site is PU.

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

Not applicable.

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

City GIS data indicates that the proposed well site location is mapped as having moderate to high liquefaction susceptibility and high wind erosion potential, as well as being in a gravel aquifer area. The steep slope near the intersection of Teal Lane and Mojonier Road is mapped as a steep slopes geological hazard area. These resources are classified as geologically hazardous critical areas by the City and County, respectively.

Stone Creek, near the project area, is a Type F watercourse and contains documented habitat for steelhead trout; therefore, Stone Creek would be regulated by the County as a

fish and wildlife habitat conservation area per WWCC 18.08.600. The two delineated wetlands in proximity to the proposed water main alignment are regulated by the County's critical areas code. The attached *Well No. 7 and Water Main Critical Areas Report* (RH2, 2024) contains additional information on wetlands and streams in proximity to the proposed project.

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

None.

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

None.

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

None proposed.

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

The project is intended to better serve existing or projected land uses of the site and the City's water system operation. The new Well No. 7 will contribute to the City's active water sources to meet the project maximum day demand (MDD) of the system. The City may replace the Well No. 7 pump with a larger capacity pump in the future if necessitated by increased demands. The well and water main are public utilities and considered a primary use in the PU zoning classification per CPMC 14.50.030.

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

None proposed.

9. Housing

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

None.

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

None.

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

None.

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?

The project proposes an approximately 18-foot-tall new building to house Well No. 7 and associated components. The principal exterior building material that will be used is concrete masonry units with steel roofing.

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

The completed project is not anticipated to alter or obstruct any views.

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

Existing trees, shrubs, and other vegetation will be retained. Areas disturbed by project construction will be restored to existing or better condition upon project completion. The well facility will be enclosed with perimeter fencing to help screen the facility from nearby areas.

11. Light and Glare

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

The proposed Well No. 7 site will include security lighting located at the entry gate to the facility. Additional exterior wall-mounted lights will be located near each door to the well building. The lights will be powered on during nighttime hours.

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.

Proposed site lighting will be powered on during nighttime hours; however, lights will be directed away from nearby residences. No other measures to reduce or control light and glare impacts are proposed.

12. Recreation

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

None.

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.

Not applicable.

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? If so, specifically describe.**

No historic buildings, structures, or sites are shown on the Washington State Department of Archaeology and Historic Preservation (DAHP) Washington Information System for Architectural and Archaeology Records Data (WISAARD) database within the immediate vicinity of the project site. The closest listed historic resource is the McDouall, Kenneth, and Alice Farm, which is approximately 1 mile south of the proposed Well No. 7 location. The project area is also approximately 2 miles southwest of the Fort Walla Walla Historic District and 2.5 miles southeast of the Whitman Mission National Historic 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.**

None known. According to DAHP's WISAARD predictive model database, the project site is within an area with very high risk of containing as-yet unidentified archaeological sites. However, construction in the project footprint will occur primarily in established roadways and previously disturbed areas, so the probability of inadvertent discovery is anticipated to be minimal.

CRC conducted a cultural resources overview study and presented the findings in *Cultural Resources Overview, Well No. 7 Project – Teal Lane and Mojonier Road, College Place, Walla Walla County, Washington* (CRC, 2022). CRC also completed a field investigation and detailed findings in *Addendum to the Cultural Resources Overview for the Well No. 7 Project, College Place, Walla Walla County, Washington* (CRC, 2022). No previously recorded cultural resources are in the project location.

- 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.**

CRC has conducted a field investigation, reviewed historic maps, and contacted area Tribes to identify archaeological and historic evidence in the project location and evaluate the potential for the project to affect cultural resources. CRC has produced a report detailing this information that has been provided to DAHP and area Tribes for consultation.

- 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 historic resources are anticipated to occur. Design specifications shall direct the contractor to follow state law and the Inadvertent Discovery Protocol prepared by CRC for the project in the event of unanticipated discovery during project construction.

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.**

The project site is on Teal Lane and can be accessed via Mojonnier Road. Mojonnier Road can be accessed from Washington State Route 125 from east of the site or by Highway 12 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?**

No. The nearest transit stop is for the Valley Transit Walla Walla Whistler line located approximately 1.5 miles northeast of the project area.

- 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).**

Existing graveled roadways of Teal Lane and access roads to the well site will be restored in-kind upon project completion. Graveled and paved roads will be added adjacent to the City's existing sanitary sewer Lift Station No. 7 site to accommodate access to the new well facilities.

- 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?**

None.

- 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.**

The contractor will provide traffic and pedestrian control in work areas during construction as needed.

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.**

No.

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

Not applicable.

16. Utilities

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

No utilities are currently available at the site. The project proposes extension of electricity, water, and sanitary sewer utilities to the site.

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

The project proposes drilling and construction of a new well that will contribute to the City's active water sources. Well No. 7 will help meet the project MDD of the system. Additionally, the project will extend electricity, water, and sanitary sewer utilities to the proposed well location.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X



SEPA Responsible Official

Type name of signee: Robert McAndrews

Position and agency/organization: Public Works Director

Date submitted: 1/25/2024