

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 [\[HELP\]](#)

1. Name of proposed project, if applicable: WISPERING CREEK SUBDIVISION
2. Name of applicant: VAN VOORHIES
3. Address and phone number of applicant and contact person:

46 MEADOWLARK LANE, TOUCHET, WA. 99360

4. Date checklist prepared: 7/20/2019

5. Agency requesting checklist: CITY OF COLLEGE PLACE

6. Proposed timing or schedule (including phasing, if applicable): SEPTEMBER START OF CONST.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. CREEK EVALUATION BY BIOLOGIST AND REPORT FOR CRITICAL AREA. THE SITE HAS BEEN ANNEXED TO THE CITY OF COLLEGE PLACE.

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.
PRELIMINARY PLAT FOR APPROVAL

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

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 PROPOSED 10 LOT SUBDIVISION ON 8TH. STREET IN COLLEGE PLACE, WASHINGTON. THE SITE IS 4.79 ACRES. THE SITE HAS ONE EXISTING HOME WHICH WILL BE INCORPORATED INTO THE SUBDIVISION.

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.

SITE ADDRESS OF EXISTING HOME IS 620 S.E. 8th. STREET, COLLEGE PLACE, WA.

PARCELS 350736600903 AND 350736600904.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: OPEN PASTURE GROUND WITH GARRISON CREEK ON NORTH AND EAST SIDES OF THE PROPERTY. WOODED ALONG THE CREEK PATH

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other FLAT

- b. What is the steepest slope on the site (approximate percent slope)? ONE PERCENT
- 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. SILT LOAM WELL DRAINED SOILS. THE PROPERTY IS SURROUNDED BY THE CITY NEGATING AGRICULTURAL USE. NO SOILS ARE PLANNED TO BE REMOVED FROM THE SITE.
- 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. STREET CONSTRUCTION EXCEVATION. APPROXIMATELY ½ ACRE OF DISTURBANCE
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
- SLOPES ARE 1% OR LESS AND SOIL IS VERY WELL DRAINED. STORMWATER WILL EASILY INFILTRATE.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 25% TO 30%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
- EROSION IS HIGHLY UNLIKELY DUE TO FLATNESS OF SITE.

2. Air [\[help\]](#)

- 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. CONSTRUCTION EQUIPMENT EXHAUST. AUTOMOBILE EXHAUST AFTER CONSTRUCTION
- 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: NONE NEEDED

3. Water [\[help\]](#)

- 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.
GARRISON CREEK FOLLOWS ALONG THE NORTH AND EAST OF THE PROPERTY.
ALL STORMWATER IS TO BE INFILTRATED AND WILL NOT ENTER GARRISON CREEK. GARRISON CREEK IS A HEADWATER CONTROLLED STREAM.
- 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. LIMITED REMOVAL OF BLACKBERRYS AND SMALL BRUSH.
- 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
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. NO WATER WITHDRAWALS WILL BE MADE AT ANY TIME.
- 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 Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. NO GROUND WATER WILL BE WITHDRAWN. STREET AND SIDEWALK STORMWATER WILL BE INFILTRATED INTO THE GROUND.
- 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.
NO WASTE MATERIL WILL BE DISCHARGES. SUBDIVISION WILL BE ON 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.
STORMWATER/PRECIPITATION WILL BE DIRECTED TO INFILTRATION FACILITIES. QUANITIES TO BE 1.9 INCHES FROM A 25 YEAR 24 HOUR STORM.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. ONLY BY GROSS NEGLIGENCE.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. NO

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

4. **Plants** [\[help\]](#)

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

- ☒X__deciduous tree: alder, maple, aspen, other
- ☐__evergreen tree: fir, cedar, pine, other
- ☒X__shrubs
- ☒X__grass
- ☒X__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
- ☒X__other types of vegetation

b. What kind and amount of vegetation will be removed or altered? GRASSES IN THE PATH OF THE PROPOSED STREETS AND SIDEWALKS.

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: FUTURE HOMES WILL BE REQUIRED TO LANDSCAPE THEIR PROPERTIES.

e. List all noxious weeds and invasive species known to be on or near the site.
DANDELIONS, BINDWEED, LAMSQUARTERS, PIGWEED, CRABGRASS, CHICKWEED

5. **Animals** [\[help\]](#)

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. [SONGBIRDS](#), [CROWS](#), [ROBINS](#), [ENGLISH SPARROWS](#), [HAWKS](#), [STARLINGS](#). [POSSUM](#), [RACCOON](#), [RODENTS](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. NONE
- c. Is the site part of a migration route? If so, explain. NO
- d. Proposed measures to preserve or enhance wildlife, if any: THE CREEK WILL HAVE A 35 FOOT BUILDING SETBACK PROVIDING SUBSTANTIAL AREA FOR WILDLIFE.
- e. List any invasive animal species known to be on or near the site. NONE

6. *Energy and Natural Resources* [\[help\]](#)

- 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, NATURAL GAS, WOOD STOVE FOR HEATING AND LIGHT.

- 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:
USE OF ROOF TOP SOLAR AND WASHINGTON STATE ENERGY CODE COMPLIANT HOUSING.

7. *Environmental Health* [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. NO.

- 1) Describe any known or possible contamination at the site from present or past uses.
NONE KNOWN.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. NATURAL GAS WILL BE MADE AVAILABLE FOR HOME HEATING.
- 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. HOUSEHOLD WEED CONTROL PRODUCTS. GARDEN PEST CONTROL PRODUCTS.
- 4) Describe special emergency services that might be required. ONLY TYPICAL CITY RUN EMERGENCY SERVICES.
- 5) Proposed measures to reduce or control environmental health hazards, if any: CITY

ORDINANCES .

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? LOW SPEED 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. TEMPORARY CONSTRUCTION EQUIPMENT OPERATION AND NOISE FROM HOME BUILDING. CITY NOISE ORDINANCES LIMIT NOISE BEFORE 7:A.M. AND AFTER 10 P.M
- 2) Proposed measures to reduce or control noise impacts, if any: COMPLIANCE WITH CITY NOISE ORDINANCES.

8. Land and Shoreline Use [\[help\]](#)

- 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. CURRENT USE WAS RESIDENTIAL WITH OPEN PASTURE (NO ANIMALS) ADJACENT PROPERTIES ARE RESIDENTIAL ON ALL SIDES. THIS PROPOSAL WILL HAVE ESSENTIAL NO AFFECT ON ADJACENT PROPERTIES. 10 LOTS ONLY REPRESENT 70 VEHICLE TRIPS PER DAY.
- 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? THIS PROPERTY WAS A COUNTY ISLAND SURROUNDED BY COLLEGE PLACE. NO FARMING OF THE OPEN SPACE HAS BEEN DONE IN THE RECENT PAST.
 - 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 FARM OR, FOREST OR BUSINESS ACTIVITYS ARE ADJACENT TO THE SITE.
- c. Describe any structures on the site. ONE HOME AND A SHOP.
- d. Will any structures be demolished? If so, what? NO
- e. What is the current zoning classification of the site? SINGLE FAMILY RESIDENTIAL

- f. What is the current comprehensive plan designation of the site? SINGLE FAMILY RESIDENTIAL.
- g. If applicable, what is the current shoreline master program designation of the site?
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. GARRISON CREEK FRONTAGE HAS BEEN REVIEWED BY CONSULTANTS FOR POTENTIAL WETLANDS. NONE FOUND. THE SITE IS IN A MODERATE LIQUEFACTION POTENTIAL AREA. DUE TO GROUNDWATERS BEING IN THE GRAVEL STRATAS IT IS NOT SUBJECT TO LIQUEFACTION.
- i. Approximately how many people would reside or work in the completed project? APPROXIMATELY 30 TO 40 PEOPLE
- j. Approximately how many people would the completed project displace? NONE
- k. Proposed measures to avoid or reduce displacement impacts, if any: NONE NEEDED.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: THE PROPOSAL IS PROPERLY ZONED FOR THE PROPOSED USE. THE CREEK WILL BE PROTECTED BY THE CRITICAL AREAS ORDINANCE OF THE CITY. ANY ACTIVITY IN THE CREEK MUST OBTAIN HYDRAULIC PERMITS FROM STATE FISH AND WILDLIFE.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: COMPLIANCE WITH CITY ORDINANCES.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 10 HOMES IN THE MID TO HIGH COST LEVELS.
- 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: COMPLIANCE WITH CITY ORDINANCES.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? LIMITED TO 35 FEET BY CITY ORDINANCES.
- b. What views in the immediate vicinity would be altered or obstructed? THIS PARCEL AND SURROUNDING LAND IS FLAT. THERE ARE NO VIEWS OTHER THAN THAT OF NEIGHBORING HOMES.

- b. Proposed measures to reduce or control aesthetic impacts, if any: BUILDERS REPUTATION IS FOR QUALITY UPSCALE HOME CONSTRUCTION.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? DOWN DIRECTED CITY STREET LIGHTS. RESIDENTIAL LIGHTING DURING THE NIGHT.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? NO IF CITY ORDINANCES ARE COMPLIED WITH.
- c. What existing off-site sources of light or glare may affect your proposal? POSSIBLE NON-CONFORMING NEIGHBORING RESIDENCE LIGHTS.
- d. Proposed measures to reduce or control light and glare impacts, if any: USE OF CITY APPROVED STREET LIGHTING.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? THE PROJECT IS WITHIN ½ BLOCK OF LIONS PARK.
- 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:
NO MEASURES NEEDED.

13. Historic and cultural preservation [\[help\]](#)

- 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. THE EXISTING HOME MAY BE ABOUT THIS TIME PERIOD. IT HAS BEEN TOTALLY RENOVATED AND CONNECTED TO CITY SERVICES.
- 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 ARE KNOWN.
- 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. THE TRIBES WILL BE CONTACTED FOR POTENTIAL IMPACTS.
- 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. THIS IS RESIDENTIAL PROPERTY AND NOT RESOURCE PROPERTY.

14. Transportation [\[help\]](#)

- 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.
S.E. 8TH. STREET IS THE SERVING STREET.
- 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.
TRANSIT IS AVAILABLE AT ONE HALF BLOCK DISTANCE.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? PARKING WILL BE ALLOWED ON THE ROADWAY FRONTAGES AND ON THE HOME SITES. PARKING WILL BE ADDED AND NONE ELIMINATED.
- 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). S.E. 8TH. STREET FRONTAGE WILL BE RE-CONSTRUCTED. A NEW CUL-DE-SAC STREET IS PROPOSED.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. NO
- 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? 70 TRIPS PER DAY. ESTIMATES FROM THE "TRANSPORTATION AND TRAFFIC ENGINEERING MANUAL"
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. NO
- h. Proposed measures to reduce or control transportation impacts, if any: 8TH. STREET HAS A VERY LOW TRAFFIC COUNT. THIS PROJECT WILL HAVE A VERY MINOR EFFECT.

15. Public Services [\[help\]](#)

- 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.
FIRE PROTECTION, POLICE PROTECTION, HEALTH CARE AND SCHOOLS.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
NONE REQUIRED.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: POWER, GAS, CABLE, PHONE, SANITARY SEWER, CITY WATER.

b. electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

c. 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. PLANS ARE TO EXTEND POWER, GAS, CABLE, SANITARY SEWER, CITY WATER AND STORM DRAINAGE.

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 _____ VAN VOORHIES, PE

Position and Agency/Organization APPELLATION ENGINEERING AND CONSULTING, LLC

Date Submitted: 7-31-2019

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.