

CITY OF COLLEGE PLACE, WASHINGTON
ENVIRONMENTAL CHECKLIST
POTENTIAL AMENDMENTS TO THE CITY'S UNIFIED DEVELOPMENT CODE
NOVEMBER 1, 2023

The State Environmental Policy Act (SEPA) requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. A standard environmental checklist must be completed to determine the impact of the proposal. The purpose of this checklist is to provide information to help identify impacts from the proposal (and to reduce or avoid impacts from the proposal if it can be done). The checklist must be completed even for non-project proposals that aren't specific to a certain site, such as the adoption of amendments to the City's Development Regulations.

This environmental review assesses the potential environmental impacts associated with potential amendments to the City's Unified Development Code (UDC) to implement recent changes to the State Laws governing local project reviews (ESB 5920) and accessory dwelling units (EHB 1337) as well as revisions to the minor new construction flexible thresholds authorized by the State. Amendments to the regulations governing mobile vendors and vendor food courts have been proposed, references to the International Building Codes have been updated, and several minor housekeeping amendments have been proposed including clarifying setback requirements and more appropriate gender references. As you will note, several sections of the environmental checklist do not apply to the proposed action, as the standard checklist was developed for site-specific projects. The responses to the environmental checklist are in italics below.

A. BACKGROUND

1. Name of proposed project, if applicable:

City of College Place Unified Development Code Amendments

2. Name of applicant:

City of College Place, WA

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

*Jon Rickard, Community Development Director
City of College Place
625 College Avenue
College Place, WA 99324
509-394-8524*

4. Date checklist prepared:

November 1, 2023

5. Agency requesting checklist:

City of College Place

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

CITY OF COLLEGE PLACE, WASHINGTON
ENVIRONMENTAL CHECKLIST
PROPOSED 2023 AMENDMENTS TO THE CITY'S UNIFIED DEVELOPMENT CODE
NOVEMBER 1, 2023

The City staff in consultation with the Planning Commission have reviewed and prepared potential amendments to the College Place Unified Development Code for consideration by the City Council in December of 2023 or possibly January of 2024 (See Exhibit A). The principal revisions include:

- a. *Amendments to CPMC 14.30 Permit Processing Procedures to implement state legislation effective July 23, 2023 (SSSB 5290) intended to further streamline the local project review process mandated by the Washington State Growth Management Act.*
- b. *Amendments to CPMC 14.60.170 Accessory Buildings, Structures, Dwelling Units, and Uses to implement recent state legislation (EHB 1337) to expand housing options by further removing barriers to the construction and use of accessory dwelling units.*
- c. *Amendments to CPMC 14.40.140 Categorical Exemptions to revise several of the flexible SEPA Thresholds for minor new construction as authorized by state law and in consideration of revisions adopted by the City of Walla Walla to provide for a uniform regional approach, including:*
 - (1) *Increasing the exemption for the construction or location of single family residences from nine(9) to fourteen (14).*
 - (2) *Exempting the construction or location of up to sixty (60) multi-family residential dwelling units.*
 - (3) *Clarifying that the exemption applicable to the construction of agricultural facilities does not apply to commercial feed lots.*
 - (4) *Increasing the exemption for landfill or excavation throughout the total lifetime of a project from 200 cubic yards to 1,000 cubic yards.*
- d. *Amendments to CPMC 14.60.140 Mobile Vendors and Vendor Food Courts and CPMC 14.60.145 Temporary Use of Sidewalks and Public Spaces to further streamline the permitting of food carts and food courts, to provide appropriate measures to protect the public health and safety, and in consideration of regulations adopted by the City of Walla Walla to provide for a more uniform regional approach.*
- e. *Amendments to CPMC 14.1209 Building and Construction to update the references to the International Building and related codes as adopted and implemented by the City in accordance with state law.*
- f. *Housekeeping amendments including:*
 - (1) *Clarifying the setback requirements applicable to corner lots.*
 - (2) *Updating gender references.*

The City will be requesting an expedited review of these proposed revisions by the Department of Commerce. It is anticipated that the City Planning Commission will conduct a public hearing on the proposed amendments to the Unified Development Code at its regularly scheduled meeting on Tuesday, November 21, 2023. The City Planning Commission will review then all comments received and make a recommendation to the City Council. Final action by the City Council is anticipated in December of 2023 or possibly January of 2024.

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

The City has initiated a process with the City of Walla Walla and Walla Walla County to review and update the County-wide Planning Policies with a particular emphasis on affordable housing. It is anticipated that these updated planning policies will be used to guide the state mandated periodic review of the City's Comprehensive Plan and Unified Development Code that must be completed by June 30, 2025.

The City will continue to review the provisions of the Unified Development Code on an annual basis and may periodically consider revisions as appropriate.

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

Project specific reviews will be conducted for specific development proposals submitted subsequent to the adoption of these potential amendments to the Unified Development Code.

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.

No applications are pending for governmental approval.

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

The proposed amendments to the Unified Development Code are subject to review and approval by the City Council.

11. Please provide a brief, but 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.

In 2018 the City completed a GMA mandated review and update of its Comprehensive Plan. The City then initiated a public process to review and update its development regulations in accordance with the provisions of the updated Comprehensive Plan. As a part of this review process, the development regulations were consolidated and reformatted into a single chapter of the College Place Municipal Code, now referred to as the College Place Unified Development Code (UDC).

Once a year the City Staff in consultation with the Mayor, City Council and City Planning Commission identifies and prepares potential amendments to the UDC that may be necessary to address changes in state law, updated City priorities, and/or to clarify standards. In addition, the City solicits potential amendments from the public. As previously noted, the amendments that have been under review in 2023 address recent legislative enactments governing the local review of development proposals, further removing barriers to the construction of accessory dwelling units, and that authorizes revisions to the flexible thresholds for minor new construction under SEPA. The City is also proposing housekeeping measures to update references to the International Building Codes, to clarify the setback requirements for corner lots, and to provide more appropriate gender references.

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 amended College Place Unified Development Code will apply to all lands within the City's jurisdiction.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site:

The City of College Place is relatively flat although there is a drop off along the western boundary of the city. A topographical map of the City can be viewed on the Walla Walla County website.

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

N/A

- 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 prime farmland.

N/A

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

N/A

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

N/A

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

No. The Unified Development Code includes standards that will govern future land clearing and development activities in a further effort to prevent erosion from occurring. No changes to these regulations are proposed.

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

N/A

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

The Unified Development Code includes standards to control erosion and to manage storm water runoff as well as standards to govern development activities near geological hazard areas. No changes to these regulations are proposed.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

N/A

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

N/A

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

The proposed Unified Development Code includes environmental review procedures that will protect air quality. No changes to these regulations are proposed.

3. Water

- a. Surface:

- 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 and Stone Creek run through the City.

- 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.

There are no jurisdictional shorelines in the City of College Place.

- 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.

N/A

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

N/A

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

N/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.

N/A

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

N/A

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

N/A

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.

N/A

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

N/A

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

N/A

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

The UDC contains provisions to protect critical aquifer recharge areas city-wide. In addition, the City has adopted the Eastern Washington Storm Water Manual prepared by the Washington State Department of Ecology. No changes to these regulations are proposed.

4. Plants

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

N/A

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

N/A

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

N/A

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

The Unified Development Code includes provisions to encourage the design of new developments in a manner to avoid or minimize potential adverse impacts on environmentally sensitive areas. No changes to these regulations are proposed and the proposed master planned development provisions further support these provisions.

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

N/A

5. Animals

- a. List any birds and animals which have been observed on or near the site or are known to be on or near the site:

N/A

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

The U.S. Fish and Wildlife Service lists the following threatened and endangered species as potentially being present in Walla Walla County:

- *Western U.S. distinct population segment (DPS) yellow-billed cuckoo (Coccyzus Americanus) (Threatened). Note: The preferred habitat of this species is dense riparian forests, which are not present in the City.*
- *Columbia River DPS bull trout (Salvelinus Confluentus) (Threatened).*

The National Marine Fisheries Service lists several anadromous salmonid species as occurring in Walla Walla County, which is part of the Interior Columbia Domain; these include Snake River Sockeye (Endangered), Snake River Fall-Run Chinook (Threatened), Snake River Spring/Summer-Run Chinook (Threatened), Snake River Steelhead (Threatened), Upper Columbia River Spring-Run Chinook (Endangered), Upper Columbia River Steelhead (Threatened), and Middle Columbia River Steelhead (Threatened).

The Washington State Department of Fish and Wildlife Priority Habitats and Species website identifies records of federally listed species known to occur in the area. The Ferruginous Hawk is listed at the state level as Threatened.

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

The City is within the Pacific Flyway for migratory birds.

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

The proposed Unified Development Code includes updated regulations and procedures to protect critical Areas and wildlife habitat. No changes to these regulations are proposed and the proposed master planned development provisions further support these provisions.

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

N/A

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.

N/A

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

N/A

- 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:

N/A

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.

N/A

- 1) Describe special emergency services that might be required.

N/A

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

The Unified Development Code includes environmental review procedures to prevent or control environmental health hazards. No changes to these regulations are proposed.

b. Noise

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

N/A

- 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.

N/A

- 3) Proposed measures to reduce or control noise impacts, if any:

The Unified Development Code includes environmental review procedures to reduce or control noise impacts. No changes to these regulations are proposed.

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.

There are approximately 3,316 parcels in the City with approximately 67% being used for single family residences. Less than 10% of all parcels in the City are vacant. No significant adverse impacts that cannot be reasonably mitigated are anticipated. Project specific environmental reviews will be conducted to confirm this.

- 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 non-farm or non-forest use?

There are approximately 20 parcels in the City that are being used for agricultural purposes.

- 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:

N/A

- c. Describe any structures on the site.

N/A

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

N/A

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

The Unified Development Code implements the following zoning districts:

- *Single Family Residential.*
- *Manufactured Home Park.*
- *Multi-Family Residential.*
- *General Commercial.*
- *Light Industrial.*
- *Downtown Mixed-Use.*
- *University District; and*
- *Public Use.*

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

The City's Future Land Use Map contains the following designations:

- *Single Family Residential.*
- *Multiple Family Residential.*
- *Commercial.*
- *Light Industrial.*
- *College Avenue District.*
- *Walla Walla University; and*
- *Public Uses.*

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

There are no jurisdictional shorelines in the City of College Place.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

The following environmentally sensitive areas can be found in the City and are protected by the Unified Development Code. No changes to these regulations are proposed.

- *Critical aquifer recharge areas.*
- *Wetlands.*
- *Frequently flooded areas.*
- *Geologically hazardous areas; and*
- *Fish and wildlife habitat conservation areas.*

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

N/A

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

N/A

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

N/A

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

The proposed amendments implement recent state legislative enactments and/or are consistent with the City's Comprehensive Plan.

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

N/A

9. Housing

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

The proposed housing related amendments are intended to increase the supply of housing in the community with a particular emphasis on accessory dwelling units. The principal change increases the number of accessory dwelling units that may be permitted on a site from 1 to 2.

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

N/A

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

The proposed housing related amendments are intended to increase the supply of housing in the community with a particular emphasis on accessory dwelling units. The principal change increases the number of accessory dwelling units that may be permitted on a site from 1 to 2.

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?

N/A

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

N/A

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

N/A

11. Light and glare

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

N/A

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

N/A

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

N/A

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

The proposed Unified Development Code includes standards to prevent, reduce, or control light and glare impacts. No changes to these regulations are proposed.

12. Recreation

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

*-Kiwanis Park.
-Lions Park.
-Harvest Meadows Park; and
-Veterans Park at Homestead.*

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

N/A

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

N/A.

13. Historic and cultural preservation

- 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.

N/A

- 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.

N/A

- 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 archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The Unified Development Code includes updated procedures and standards to protect historic and cultural resources including requirements for consultation with the Confederated Tribes of the Umatilla Indian Reservation. No changes to these regulations are proposed.

- 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.

The Unified Development Code includes updated procedures and standards to protect historic and cultural resources. No changes to these regulations are proposed.

a.

b.

c.

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.

There is a transportation system map in the Comprehensive Plan.

- 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?

N/A

- 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).

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

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

NA.

- 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 Unified Development Code includes environmental review procedures and development standards to reduce or control transportation impacts. No changes to these regulations are proposed.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

N/A

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

N/A

16. Utilities

- a. Identify utilities currently available at the site:


The City provides a full range of municipal services which are complemented by two electrical service providers, private telephone, and private natural gas providers.

- 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.

N/A

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.

Signature: _____  _____

Name: Jon Rickard

Position and Agency/Organization: Community Development Director, City of College Place

Date Submitted: November 1, 2023

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

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

It would not.

Proposed measures to avoid or reduce such increases are:

The Unified Development Code includes updated environmental review procedures and development standards to prevent inappropriate discharge to water, unacceptable emissions to air, unacceptable noise levels, and to regulate the use of hazardous substances. No changes to these regulations are proposed.

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

No changes to the City's environmental regulations are proposed.

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

The Unified Development Code includes updated environmental review procedures and development standards to protect or conserve plants, animals, fish. No changes to these regulations are proposed.

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

It would not.

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

The Unified Development Code includes updated environmental review procedures and development standards to protect or conserve energy and natural resources. No changes to these regulations are proposed.

- 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?**

It would not.

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

The Unified Development Code includes environmental review procedures and development standards to protect environmentally sensitive areas and other areas designated for local, state, or federal government protection. No changes to these regulations are proposed.

- 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?**

The proposed amendments are intended to support the development of additional housing in the community, streamline the processing of permits, and to clarify existing development standards.

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

There are no jurisdictional shoreline areas within the City limits. The Unified Development Code includes environmental review procedures and development standards to promote compatible land uses and to avoid, minimize, or mitigate potential adverse land use impacts. No changes to these regulations are proposed.

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

The proposed amendments are not anticipated to increase demand for these services.

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

The Unified Development Code includes environmental review procedures and development standards to mitigate project specific impacts on transportation, public services, and utilities. No changes to these regulations are proposed.

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

No conflicts have been identified. The proposed amendments implement several recent state legislative enactments.