

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: Cottonwood
2. Name of applicant: Hayden Homes, LLC, an Oregon limited liability company

3. Address and phone number of applicant and contact person: Brian Thoreson ("Project Manager") 2464 SW Glacier Pl, Suite 110, Redmond, OR 97756
4. Date checklist prepared: 4/16/2019
5. Agency requesting checklist: City of Walla Walla
6. Proposed timing or schedule (including phasing, if applicable): Preliminary Plat with estimated approval Summer / Fall 2019. Engineering and Construction plans for phase 1 Fall / Winter 2019, Initial construction Spring 2020, subsequent phases as market demands, in substantial accordance with attached phasing map.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. ☐ Yes ☒ No
Expansion of development is not anticipated outside of boundary of Cottonwood preliminary Plat submitted with this Checklist.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. A Geotechnical Engineering Study by PBS, Traffic Impact Analysis by PBS, Drainage Study by Aspect Engineering.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. ☒ Yes ☐ No
Project will require annexation of the Property into the City of Walla Walla.
10. List any government approvals or permits that will be needed for your proposal, if known. Preliminary Plat Review and Approvals, Grading and right of Way Permits, Building Permits for Single Family Residential. Construction Stormwater Permit, Final Plat approval, completion of annexation process.
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.) The project will subdivide and develop with municipal infrastructure 104.62 acres of vacant land into 372 Single Family Residential Lots.
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 project parcel is located west of Kendall Rd north of Cottonwood Rd. in Walla Walla. The parcel number is 360604120029 and is located in the SE 1/4 of Sec. 33, T 7 N, R 36 E and in the NE, NW, and SE 1/4 of Sec. 4, T 6 N, R 36 E. A vicinity map of the Property is attached.

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

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

a. General description of the site: The site has rolling topography.

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

b. What is the steepest slope on the site (approximate percent slope)? The site's steepest slopes are approximately 30-35%

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. Till Zone silt with sand, Silty Sand, Lean Clay, Gravelly Silt with Sand, and Ash were observed on site, per the Geotech report prepared by PBS and submitted with this Checklist. The Property is located within the City's Urban Growth Area and soils are suitable for the residential development proposed.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. There are no surface indications of unstable soils within the proposed boundary.

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. Quantities of filling and excavation are unknown at this time. Sources of Fill will be from on site. Purpose of grading is subdivision infrastructure, roadway and lot development.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Minor erosion could occur as a result of clearing and construction. Prudent dust control and grading procedures such as watering will be used to minimize erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 35%-40% of the site would be covered with impervious surfaces after project completion.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: During construction erosion control measures will be implemented such as person operated watering devices and silt fencing, the site will require the implementation of a construction stormwater permit and CESL inspections during site construction.

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. During construction there will be exhaust emissions from construction equipment as well as dust.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No off-site emissions will affect this proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: During construction emissions will be limited to working hours per City of Walla Walla Code and dust will be controlled by a person operated watering device.

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. The site is located south of Reser Creek. The creek eventually drains to the Walla Walla River.
- 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. No work will be completed within 200 feet of the creek.
- 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. Not applicable.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. The proposal will not require surface water withdrawals or diversions.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. The proposal is not within a 100-year floodplain.
- 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. The proposal does not involve any discharges of waste materials to surface waters.

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 groundwater will be withdrawn for drinking water or other purposes. The project will be served by the extension of the City's municipal water system.
- 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 materials will be discharged into the groundwater. The site will be served by the City's municipal sewer system.

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 would runoff from roadways, roofs, and paved parking areas. The site is to be graded to direct runoff to on-site, engineered stormwater management systems. There will be no off-site discharge of stormwater. The drainage coming to and through the site will be handled in accordance with the drainage study prepared by Aspect Engineering.

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 proposal will alter the drainage of the area consistent with the drainage improvements identified under the report prepared by Aspect Engineering, submitted with this Checklist.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: The stormwater disposal methods will be in compliance with the City of Walla Walla standards as well as the Department of Ecology Eastern Washington Stormwater Manual. All plans will be prepared by a licensed engineer in the State of Washington. Upstream and downstream drainage will be addressed consistent with the report prepared by Aspect Engineering.

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

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 crops and native vegetation would be removed from the site during construction

c. List threatened and endangered species known to be on or near the site. None to the applicant's knowledge.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Landscaping will be consistent with residential homes and will consist of turf grasses, shrubs and trees.

e. List all noxious weeds and invasive species known to be on or near the site. None to the applicant's knowledge.

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.

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 to applicant's knowledge.
- c. Is the site part of a migration route? If so, explain. Yes, Walla Walla is within the Pacific Flyway. Canada geese and ducks are known to migrate through the area.
- d. Proposed measures to preserve or enhance wildlife, if any: No measures proposed at this time. The Property is in the City's Urban Growth Area approved for urban level, residential development.
- e. List any invasive animal species known to be on or near the site. None known to the applicant's knowledge.

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. The completed project will require energy in order to serve the proposed homes with electricity and gas.
- 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 homes will be constructed in accordance with all applicable building codes as recognized by the City of Walla Walla.

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. There are no potential health hazards with this proposal.
- 1) Describe any known or possible contamination at the site from present or past uses. There is no known or possible contamination at the site from past or present uses to the applicant's knowledge.
- 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. There are no existing hazardous

chemicals/conditions that might affect this project development and design to the applicant's knowledge.

- 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. There are no existing hazardous chemicals that might be stored, used, or produced during the project's development or construction to the applicant's knowledge.
- 4) Describe special emergency services that might be required. No special emergency services would be required in excess of City police and fire protection.
- 5) Proposed measures to reduce or control environmental health hazards, if any: No proposed measures at this time.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? The project is adjacent to Cottonwood Road and Kendall Road, which have normal traffic noise.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. On a short term basis there will be noise associated with infrastructure construction, and ultimately home construction, hours of operation will be limited to those allowed by City of Walla Walla. The proposed project will increase the traffic in the area consistent with single family neighborhoods on a long term basis.
- 3) Proposed measures to reduce or control noise impacts, if any: Construction hours will be limited to working hours defined by the City of Walla Walla. Construction equipment will have noise reduction required by law.

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. The site is currently used for temporary agricultural purposes (hay or alfalfa fields). Nearby properties are used for single family homes. The proposal will be developed consistent with the City subdivision ordinance and will not affect land use of nearby 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 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? The site has been used for limited commercial agriculture, awaiting development. This land is not agricultural land of long-term commercial significance. The site is in the City's Urban Grown Area determined to be suitable for residential development by the City.
 - 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: The proposal will not affect or be affected by surrounding working farmland normal business operations.

- c. Describe any structures on the site. There are no structures on the site.
- d. Will any structures be demolished? If so, what? No structures will be demolished as part of this project.
- e. What is the current zoning classification of the site? Current county zoning is R-96:Suburban Residential. Upon annexation to the City, zoning will be RN-Neighborhood Residential.
- f. What is the current comprehensive plan designation of the site? The current comprehensive plan designation for the site is Residential.
- 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. No part of the site has been classified as a critical area by the City.
- i. Approximately how many people would reside or work in the completed project? Approximately 960 people would live in the completed project upon all build out.
- 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: This project is consistent with the projected land uses and plans currently adopted by the City of Walla Walla, and the zoning for the property as identified by the City of Walla Walla. The Property will be developed consistent with the City subdivision ordinance and applicable law.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: Not applicable.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 372 single family homes are possible at full build-out, with a range of housing and lot options.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. No units are being eliminated.
- c. Proposed measures to reduce or control housing impacts, if any: None

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? The tallest height of any building would be limited by the City of Walla Walla zoning code. The principal exterior building materials could vary, but would be mostly either wood siding or stucco.
- b. What views in the immediate vicinity would be altered or obstructed? Views to the south and east will be altered with the placement of homes consistent with existing site topography.
- c. Proposed measures to reduce or control aesthetic impacts, if any: No measures are being proposed to reduce or control impacts, height of structures will be controlled by City zoning ordinance.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? The project would create light from outside lighting on residential homes and street lights.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? Not to the applicant's knowledge.
- c. What existing off-site sources of light or glare may affect your proposal? There are no off-site sources of light or glare that will affect the project proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any: All proposed lighting would be directed downward. Street lighting will be installed to the standards of the City of Walla Walla.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? There are no designated or informal recreational opportunities in the immediate vicinity.
- 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: The project will provide passive open space, two parks areas, and walking opportunities via proposed trails and city sidewalks.

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. No.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence,

artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. Not to the applicant's knowledge.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. Assessment of potential impacts was based on research of Google Earth images and Walla Walla County GIS data.
- 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 measures are being proposed at this time.

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. This site would draw access directly from Cottonwood Road, Eagle Crest Drive, Wenaha Drive, and Kendall Road.
- 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? This site is not currently served by public transit. The closest transit stop to the site is over a mile away on Abbott Road.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Residents of the project would have access to on-street parking as well as driveway parking at each individual home.
- 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). The project will require the development of new public streets consistent with City of Walla Walla standards and subdivision approvals, as well as improvements to existing roadways consistent with the recommendations provided by the Traffic Impact Analysis submitted with this Checklist.
- 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? Approximately 3,852 vehicular trips per day will be generated by the completed project. Peak volumes would occur in the morning (302 trips peak hour) and evening hours (404 trips peak hour), per the TIA report prepared by PBS Engineering.
- 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: A traffic impact analysis was prepared by PBS Engineering identifying impacts to the transportation system and mitigation measures that can be implemented with the project.

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. This project will result in the need for fire protection, police protection, schools, and other public services associated with housing, all of which are available consistent with the site's inclusion in the City's Urban Growth Area.
- b. Proposed measures to reduce or control direct impacts on public services, if any. Mitigation measures will be determined in accordance with applicable law during the subdivision application process or in a Development Agreement with the City, negotiated prior to annexation.

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

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Utilities to include water and sewer will be provided by the City of Walla Walla, Electricity will be provided by Columbia REA or Pacific Power, and telephone is provided by Century Link and Charter, and refuse service will be provided by City of Walla Walla or Basin Disposal, Inc. New sanitary sewer, water, as well as dry utilities will need to be extended into the project to service the lots. These utilities are currently near the site in existing public right of way.

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 Brian Thoreson

Position and Agency/Organization Land Development Manager, Hayden Homes

Date Submitted: 6/12/19

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?

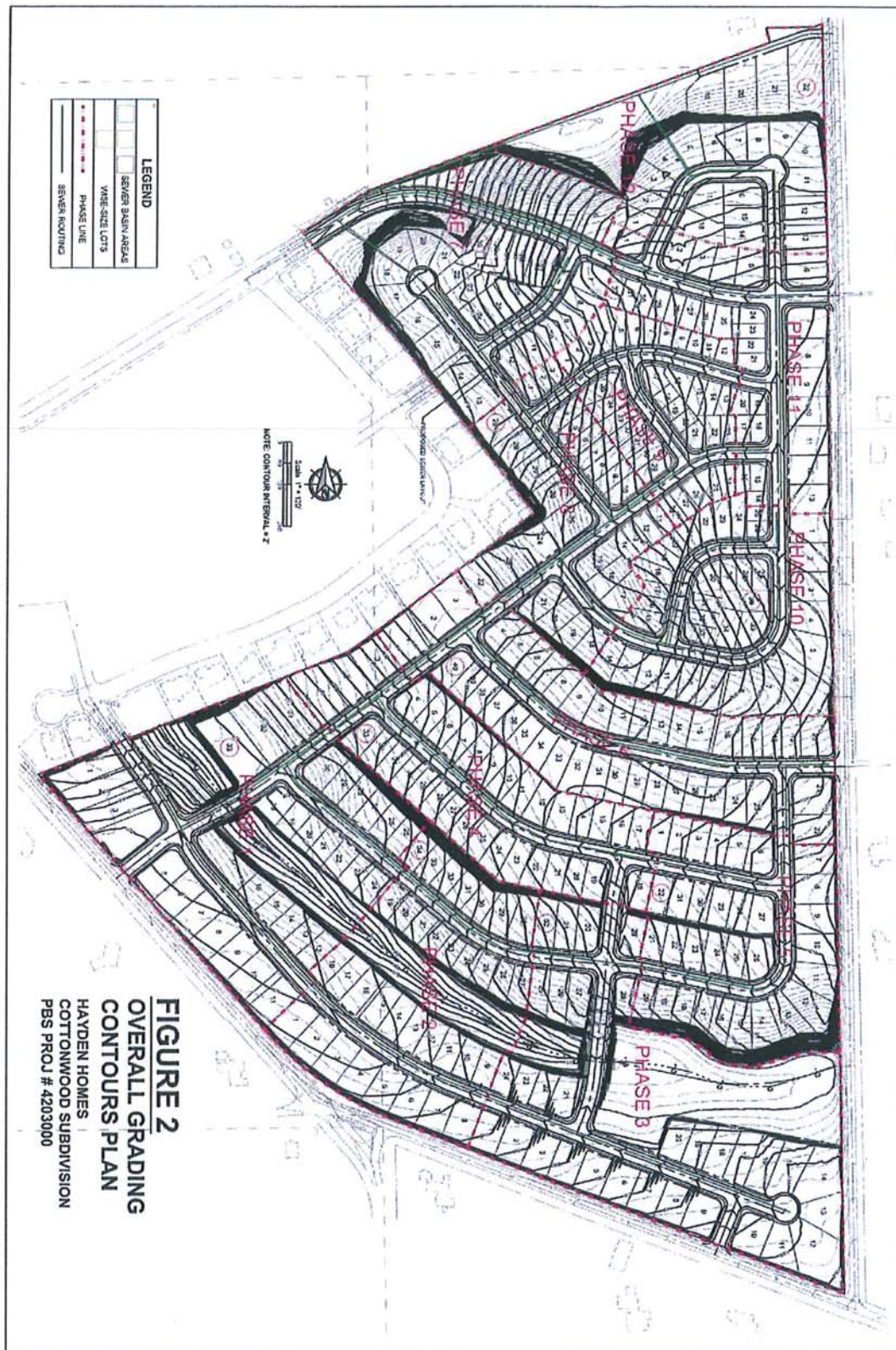
Proposed measures to avoid or reduce shoreline and land use impacts are:

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.

PHASING MAP



VICINITY MAP

Parcel No. 360604120029

