

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:
Huntsman Estates
2. Name of applicant:
Paul Lavrentiev, Pro Made Construction LLC

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

105609, Wiser Parkway, Kennewick, WA 99338

4. Date checklist prepared:

September 22, 2022

5. Agency requesting checklist:

Walla Walla County, WA

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

Applicant expects phasing to be done in 45-60 lot phases over the next 5-10 years.

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

There are no future plans with this subdivision.

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

No environmental information, besides this SEPA, is anticipated to be prepared for this project.

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.

Future civil engineering plans will be developed and submitted to the County for review and approval.

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

Final engineering approval will be required.

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.)

This project involves the development of approximately 120 acres of current agricultural farmland into approximately 507 single-family residential homes.

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 site is located in Burbank, south of Quincy Road, northwest of the SCBID canal crossing. Immediately adjacent to the Farmstead subdivision.

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

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

a. General description of the site:

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

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

The site overall is primarily flat with the steepest slope being 1.5%.

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.

The soils are classified as Quincy complex, Quincy loamy fine sand, and Quincy fine sand.

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

There are no indications or known history of unstable soils in the immediate vicinity.

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.

Typical grading and excavation for subdivision infrastructure. Quantities have not yet be determined. No grading material is expected to be imported or exported from the project.

Crushed aggregate will be imported from local quarry's for installation of utilities and roadway construction.

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

Due to the sandy nature of the on-site soils, erosion from rain is unlikely. Wind erosion is more of a likely concern during construction. After the project is complete, the potential for erosion will be eliminated by developed landscaping and impervious surfaces.

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

Approximately 35-45% of the site will be covered in impervious surfaces when complete.

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

The site will be stabilized by roads, homes, driveways, and landscaping. Stormwater will be infiltrated into the ground, eliminating potential runoff from roadways and driveways.

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.

Emissions from heavy equipment will be present during grading and installation of roads and utilities. Once complete, emissions will be limited to those typically found with residential development.

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:

A dust control plan, in accordance with Best Management Practices, will be implemented during construction to limit the potential for airborne dust pollution.

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.

No.

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.

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 surface water withdrawals or diversions are proposed with this project.

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 new wells will be directly created with this project. Potable water will be provided by Great Basin Water Company – Burbank, which draws its water from several wells. No water will be

discharged to groundwater. The project will have an average daily demand of approximately 200,000gal per day.

- 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.
None.

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 runoff from roadways will be collected, treated, and infiltrated into the ground.
Groundwater is greater than 30ft below the surface of the ground.

- 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.
No.

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

Runoff from impervious surfaces will be designed to capture the 25-year design rainfall event, detain it, and infiltrate it into the ground over time. Infiltrated stormwater runoff will receive treatment prior to infiltration in accordance with Walla Walla County and the Eastern Washington Stormwater Management Manual.

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?

Site will be graded of all existing vegetation in preparation of infrastructure installation.

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

None known.

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

None.

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

None known.

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: Ducks, Geese
mammals: deer, bear, elk, beaver, other: Squirrel, Fox, Coyote
fish: bass, salmon, trout, herring, shellfish, other _____

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

None known to the applicant.

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

The site is located within the Pacific Flyway, a migratory route that stretches from Canada to Mexico.

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

None.

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

None known.

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 will be used to meet the projects heating, cooking, and cooling needs.

- 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 project will meet the State's latest energy codes which require many energy conservation features.

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.

None known to the applicant.

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

None known to the applicant.

- 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.

None known to the applicant.

- 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.

Diesel fuel and commercial equipment lubricants may be temporarily stored onsite during construction of the roads and underground utilities. Homeowners will likely have small quantities of pesticides for use around the home and outdoor spaces.

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

Typical emergency services, fire, police, ambulance.

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

None.

b. Noise

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

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.

During the short term, noise from heavy construction equipment and home building activities will be present. Noise from these activities will be limited to the County's noise ordinance. Long term, typical noise generated from a residential subdivision is anticipated.

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

Compliance with code 9.20 noise regulations.

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.
Residential and farming, no affect.
- 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?
Approximately 120 acres of farmland will be converted to residential use.
- 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.
None.
- d. Will any structures be demolished? If so, what?
No.
- e. What is the current zoning classification of the site?
R-96 Suburban 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?
Not applicable.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No.
- i. Approximately how many people would reside or work in the completed project?
Approximately 1,700 people will reside in the completed homes. Although no commercial uses are proposed, individuals may work from home.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None required.
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Comply with all Walla Walla County codes and application processes.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None.

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

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

Approximately 507 middle-income housing units will be provided.

- 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 Walla Walla County codes and construction standards.

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?

25ft, wood siding, metal accents.

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

None.

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

The developer has control of all new homes built in the proposed subdivision.

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

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

Light from streetlights and home mounted exterior lighting will be present when the project is complete. Lights will be on from dusk to dawn.

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

Street lighting is provided to increase safety. Views are not expected to be significantly impacted with the homes exterior lighting.

- 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:

Lighting will be directed downward or shielded.

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

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

Hood park on the Snake River, Columbia River parks.

- 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:
A Park area will be created with this plat. The development may create basketball, pickleball, and open space facilities.

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.
There is no indication of cultural features or occupation present at the site. A cultural resource survey report has been completed and concurrence from wa state department of historic preservation (dahp project #2021-12-08503 2/23/2022) has been received that no cultural resources are present.
- 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.
Review of DAHP Predictive Mapping tool.
- 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.
None.

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.
Quincy Road and Highway 12. Subdivision is proposed to have two main access streets onto Quincy Road and one emergency vehicle access from Hanson Loop Road, with more proposed interior streets within the subdivision.
- 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.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
2 spaces per new home in compliance with code 17.20. 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).
1) Improvements to the westbound on-ramp of Hwy 12 at Hwy 124 (WSDOT facility)
2) Improvements to the roundabout at Gateway Dr. and 5th Street (WSDOT facility)

- 3) Improvements to the intersection of 5th Street and Jantz Road (County / Port of Walla Walla facilities).
- 4) Pedestrian safety improvements to the intersection of Jantz Road and Humorist (County facility)
- 5) Improvements to the northeast to southeast right turn from Hanson loop to eastbound Hwy 12 (County / WSDOT facilities).

- 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?
According to the 10th Edition of the ITE Trip Generation Manual, approximately 4,550 trips will be created by the finished project, with the peak hours occurring between 6-8am and 4-6pm. A majority of the vehicles will be passenger vehicles and light trucks.
- 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 study has been completed that identifies areas within the surrounding transportation system that will require improvements to meet acceptable levels of service. This project, together with other parties, will ensure these improvements are addressed.

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.
Yes, typical increase in services for a 507 unit subdivision.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
None.

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.
Water will be brought from Great Basin Water and sewer services from the Port of Walla Walla. Electrical will be brought from Columbia REA or Pacific Power. Irrigation will be brought from South Columbia Basin Irrigation District.

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 Daniel Kapsi

Position and Agency/Organization Civil Engineer II, JF Engineering, PLLC

Date Submitted: 09/22/2022

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?
As a single-family residential subdivision, there will be very slight increases to vehicle emissions, noise from property maintenance, and limited use of pesticides in property management.

Proposed measures to avoid or reduce such increases are:

None.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
The project will have little to no impacts on plants, animals, fish, or marine life. There is no hydraulic connectivity between the project and waters of the state. The Columbia River is approximately 1/3 mile to the southwest and there is no direct hydraulic connectivity between this site and the river.

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

None.

3. How would the proposal be likely to deplete energy or natural resources?
Proposed homes and streetlights will use a relatively small amount of electricity.

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

New homes and street lighting will meet the latest national and state energy codes which minimize the energy demand for heating, cooling, and lighting.

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?

No impacts to these sites are anticipated.

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

An Inadvertent Discovery Plan will be implemented to protect and random cultural resources that may be discovered during construction.

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 project is not adjacent to or in the immediate vicinity of shorelines.

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

None.

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

The completed project will generate approximately 4,550 vehicle trips per day, increasing demands on the transportation system.

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

The homeowners will be subject to property taxes that will offset their impacts to public services and utilities.

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

To the best of the applicant's knowledge, the project will be in compliance with all environmental protection laws.