

SEPA ENVIRONMENTAL CHECKLIST

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Proposal for Andrew Landram (Landram Living Trust) to change the land use designation and zoning for adjacent parcel #'s 31-08-17-51-0092 and 31-08-17-51-0093 located on Hanson Loop Road from Rural Agriculture 5 (RA-5) to Rural Residential 2 (RR-2).

2. Name of applicant:

Andrew Landram

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

*Andrew Landram
PO Box 6914
Kennewick, WA 99336
509-939-5538*

Contact person: Jennifer Ssebagala 360-561-8582

4. Date checklist prepared: *3/24/2022*

5. Agency requesting checklist: *Walla Walla County Planning Department*

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

We will proceed as quickly as permitted by the county

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

No additional plans related to this proposal.

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

Not aware of any such environmental information that directly relates to this proposal.

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.

Not aware of any applications pending governmental approval for other proposals directly affecting this property.

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

County approval of a comprehensive plan amendment and rezoning.

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.)

Proposal is to change the land use designation and zoning for 2 adjacent 5-acre parcels from Rural Agriculture 5 (RA-5) to Rural Residential 2 (RR-2) with the plan of providing additional housing.

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.

Proposal address is 3296 Hanson Loop in Burbank, WA – see attached vicinity map. Legal description for the 2 adjacent parcels:

Parcel 31-08-17-51-0092

CBP #3 LOT 1 OF SHORT PLAT (NWLY PTN TAX 4 IN FU 20 BLK 3)

Parcel 31-08-17-51-0093

CPB #3 LOT 2 OF SHORT PLAT (SELY PTN TAX 4 IN FU 20 BLK 3)

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)?

Steepest slope is approximately 40%.

- 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.

Sandy soil

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

No known surface indications or 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.

No fill necessary and minimal grading will be needed.

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

No erosion is expected to occur.

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

About 2-4% of the site will be covered with impervious surfaces.

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

No such measures will be needed.

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.

Some emissions will result from this proposal from construction but approximate quantity is not known.

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

No such off-site sources of emissions or odor.

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

No such measures will be needed.

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

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is an irrigation ditch approximately 600' to the south.

- 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 over will be needed.

- 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.

No fill or dredge material will be needed.

- 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 will be necessary.

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

No, the proposal doesn't lie 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.

There will be no discharge 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.

Yes, four (4) new wells will be installed approximately 70'-100' deep. There will be no water discharged to groundwater.

- 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.

Domestic sewage from four (4) new onsite septic systems. Each system is expected to be a four bedroom 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.

All stormwater will be kept onsite – stormwater will be minimal.

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

No waste materials will not enter ground or surface waters.

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

No, the proposal does not alter or affect the drainage patterns in the vicinity of the site.

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

All stormwater will be kept on site with berms.

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?

Some pasture will be removed for approximately four (4) homesites.

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

Not aware of any such species on or near the site.

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

No such proposed landscaping at this time.

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

Not aware of any noxious weeds or invasive species known to be on or near the site.

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.

Deer have been observed 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.

Not aware of any threatened or endangered species on or near the site.

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

Not aware of this site being a part of a migration route.

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

No proposed measures at this time to preserve or enhance wildlife.

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

Not aware of any invasive animal species to be on or near the site.

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.

Electric for four (4) new homes.

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

This project would not affect the potential use of solar energy by adjacent properties.

- 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:

All insulation would be installed to code to contribute to energy conservation.

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

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

No expected environmental health hazards will occur as a result of this proposal.

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

Not aware of any known or possible contamination at this site.

- 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.

No known existing hazardous chemicals or conditions that would affect this project's development or design.

- 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.

No such chemicals will be stored, used or produced during the operating life of this project.

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

No such emergency services expected to be needed.

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

No proposed measures to reduce or control environmental health hazards considered necessary 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)?

Minor traffic and equipment noise may result from this project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction noise will occur during county mandated construction times.

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

All county mandated construction times will be observed.

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 land to the northeast is rural residential, the land to the southeast is a wildlife reserve and the land to the north and west is rural agriculture. This proposal will not affect the current land use on any nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses 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 project site has not been used as working farmlands or forest lands.

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:

This proposal will not be affected by surrounding working farm or forest land.

c. Describe any structures on the site.

Existing 3 bedroom, 2 bathroom mobile home with a 2 car garage.

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

No structures will be demolished.

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

RA-5

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

Rural agriculture 5

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

There is no current shoreline master program designation for this site.

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

There is no part of this site that has been classified as a critical area according to the maps available on the county's website.

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

Approximately 20 people are expected to reside onsite once this project is completed.

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

There would be no people displaced by this project.

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

No measures are considered necessary to avoid or reduce displacement impacts.

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

No measures are considered necessary to ensure the proposal is compatible with existing and projected land uses and plans.

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

No measures are considered necessary to reduce or control impacts to agricultural and forest lands of long-term commercial significance.

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

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

Approximately four (4) additional single family homes will be provided from this project. It is unknown at this time what type of housing these homes will be.

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

No units will be eliminated as a result of this project.

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

No measures are considered necessary to reduce or control housing impacts.

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?

Tallest height of proposed structures is 30'.

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

No views would be altered or obstructed by this project.

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

No measures considered necessary to reduce or control aesthetic impacts.

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

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

No light or glare will be produced by this proposal.

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

No light or glare from this project will be a safety hazard or interfere with views.

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

There are no such sources of light or glare that will affect this proposal.

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

No measures considered necessary to reduce or control light and glare impacts.

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

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

Hunting and fishing are in the immediate vicinity.

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

This project would not displace any existing recreational uses.

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

No measures considered necessary to reduce or control impacts on recreation.

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.

Not aware of any such buildings, structures or sites located on or near the site.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No evidence of Indian or historic use or occupation. Not aware of any studies conducted onsite.

- 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.

We reviewed the WA Department of Archaeology and Historic Preservation's Wisaard map as well as historic maps to determine that there will be no impact to cultural and historic resources on or near the project site.

- 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 considered necessary.

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.

1 new single driveway for access to Hanson Loop Rd.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No, the site is not currently served by public transit. Nearest transit stop is approximately 4 miles away.

- d. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

10 new parking spaces will be added with the completed project and no parking spaces will be 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).

No new improvements will be needed.

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

No the project will not use water, rail or air transportation.

- 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?

10-20 vehicle trips per day would be generated by the completed project. No commercial or non-passenger vehicles.

- 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.

Proposal will not interfere with such products on roads or streets in the area.

- i. Proposed measures to reduce or control transportation impacts, if any:

No measures considered necessary.

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 the project would result in an increased need for public services as there will be 4 new single family homes.

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

No measures considered necessary.

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.

Electricity provided by Columbia Rural Electric Association and telephone can be provided by several providers.

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 signer _____

Position and Agency/Organization _____

Date Submitted: _____

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?

No such increases are expected.

Proposed measures to avoid or reduce such increases are:

No measures considered necessary.

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

The proposal would have an insignificant affect on plants, animals, fish and marine life.

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

No measures are considered necessary.

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

The proposal would have an insignificant affect on energy and natural resources.

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

No measures are considered necessary.

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?

The proposal would not use or affect such areas listed above.

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

No measures considered necessary.

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?

This proposal would not affect land or shoreline use.

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

No measures considered necessary

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

The proposal would cause an insignificant increase in demands on transportation or public services and utilities.

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

Measures not considered necessary.

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

No known conflicts with any laws or requirements for the protection of the environment.

Exhibit A

RE: Comprehensive Plan Amendment Application for Andrew Landram (Landram Living Trust) to change the land use designation and zoning for adjacent parcel #'s 31-08-17-51-0092 and 31-08-17-51-0093 located on Hanson Loop Road from Rural Agriculture 5 (RA-5) to Rural Residential 2 (RR-2).

This proposal is for a site-specific map amendment request and will require changes to Walla Walla County Land Use Maps LU-1, LU-2 and BSA-1 to assign Rural Residential 2 to two adjacent lots owned by Landram Living Trust at 3296 Hanson Loop Road (APN 310817510092 and 310817510093) in Burbank.