

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: Homestead Village PUD Doans Pond Project
2. Name of applicant:
Hayden Homes

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

Brian Thoreson
2464 SW Glacier Point, Suite 110
Redmond, OR 97756

4. Date checklist prepared:

June 5, 2020

5. Agency requesting checklist:

City of College Place

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

Construction in summer of 2020.

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

This is a single and complete project with no additional expansion plans.

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

PBS Engineering and Environment Inc. biologists completed a site visit to record the existing environmental conditions within the project area. A formal critical area report was not completed as it was determined that a critical area permit would not be required. In addition to this field work, the project engineers, applicant, staff biologist and representatives from the City, US Army Corps of Engineers, Washington Dept. of Ecology, and Washington Depart, of Fish and Wildlife attended an on-site meeting to discuss potential designs and environmental concerns.

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.

An application to the WDFW for an HPA permit will be sent immediately following submittal of SEPA checklist.

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

HPA from WDFW, grading and construction permits from the City of College Place.

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 applicant is proposing to construct an underground stormwater storage facility. The facility will consist of an underground vault that will store treated stormwater. The

stormwater will be released through a metered 12" outlet and be conveyed north within a 12" storm line within the Doans Road easement. Storm water will outfall to Doans creek via this 12" storm pipe. The outfall will be constructed outside the ordinary high-water mark of the creek. Do to the extremely low flows at the outfall, formal scour protection will not be necessary. For example, the 25-year storm event would result in 0.3 CFS at the storm outlet. To prevent potential erosion during and immediately following construction the contractor will install a biodegradable erosion control blanket at the outfall location.

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 existing storm pond is located at 375 SW Doans Avenue in College Place, WA. The proposed stormwater outfall will be located immediately south of the Doans Creek channel, immediately east of where SW Doans Avenue passes over the creek. The project is located within the NW ¼ of section 325, T1N, R35. The attached project plans include a vicinity map. (Sheet 1)

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

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

a. General description of the site: The site is located on a hillside that slopes to the west.

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

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

The site is best described as flat to gently sloping. The steepest slopes on the site are the side slopes of the stormwater facility which are in the range of 15%.

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.

Soils are mapped as Catherine silt loam, 0-3% slopes, Umapine silt loam, 0-3% slopes, and Pedigro silt loam overwashed, 0-3% slopes

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

No indications of unstable slopes have been observed on the site or 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.

Grading will be completed to prepare and install the proposed stormwater system. The total amount of excavation has been estimated at the site for construction and access to the site. A total of approximately 1,000 CY of excavation and 9,000 CY of fill will be required to complete the project. Clean fill material will be generated on site to facilitate the planned fills.

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

The potential for erosion is always a concern when clearing and grading. To reduce risks of construction related erosion the contractor will be grading during the dry season and employing all reasonable and prudent erosion control BMP's. It is not anticipated that sediment will leave the site.

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

The project will not create impervious surfaces.

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

Construction related BMPs and soil stabilization methods will be employed to prevent erosion. These will include grading in the dry, use of silt fence, dust control measures, and temporary stabilization of any stockpiled material.

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 will be limited to the operation of common commercial grade earth movers (excavators, bulldozers, haul trucks).

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

No.

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

No specific measures are proposed at this time.

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.

Yes, Doans Creek is located in the northern portion of the project area.

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.

Yes, the project will result in the construction of a storm water outfall immediately adjacent to Doans 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.

No material will be placed within wetlands or surface waters.

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

No surface water withdrawals are planned

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 groundwater withdrawal will occur.

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.

The project will collect, treat, and detain storm water before out falling to Doans Creek. The source of the storm water is from the impervious surfaces of the Homestead residential subdivision. Outfalls from the system will be minimal. For example, the 25-year storm event will produce 0.3 CFS of flow from the system.

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

There are no known pathways for materials to enter surface or groundwater from the project.

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

The project will include the installation of underground drainage tiles that will connect to the storm water system of the adjacent subdivision. This system will be separated from groundwater through the installation of an impervious liner. This will prevent the system from affecting groundwater movement and drainage patterns in the general vicinity.

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

See above.

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?

Roadside lawn areas dominated by non-native pasture grasses will be temporarily disturbed during installation.

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

No threatened, endangered or sensitive plants have been identified within the project area.

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

The project does not include any formal landscaping plans.

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

Himalayan blackberry and reed canarygrass are located on 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.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Animals observed on the site include common passerine birds.

- b. List any threatened and endangered species known to be on or near the site.
Doans Creek is listed as habitat for mid-Columbia River DPS steelhead. The project does not include any work below the ordinary high-water mark (OHWM) of Doans Creek.
- c. Is the site part of a migration route? If so, explain.
No.
- d. Proposed measures to preserve or enhance wildlife, if any:
Outside of standard erosion control BMPs, no specific measures to protect or enhance wildlife are part of the proposed project.
- e. List any invasive animal species known to be on or near the site.
No invasive animals have been observed or are known to inhabit 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.
The proposed project will not consume energy.
- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.
The proposed project will not affect any solar energy sites.
- 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:
Not applicable- this project is limited to stormwater infrastructure utilizing gravity driven drainage.

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 hazardous materials are known to occur on the site.
- 1) Describe any known or possible contamination at the site from present or past uses.
No possible sources of contamination have been identified on the 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.

None.

1. 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.

None.

2. Describe special emergency services that might be required.

None are anticipated.

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

None proposed 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)?

There are no noises in the area which will affect the proposal.

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.

Short term noise will be generated during construction. Construction will occur during normal work hours between 7am-5pm Monday through Friday. No long term noise affects will be generated from the proposed development.

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

None at this time.

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.

Land use in the general area consists of high-density residential subdivisions, low-density residential developments, farmland, and a small airfield. The proposed project will not have any affect on the existing land uses.

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?

Not applicable, the site has not been utilized as farmland or working forestland in recent history.

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 affects are anticipated.

c. Describe any structures on the site.

There are currently no structures on the site.

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

No.

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

PUD

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.

Yes, Doans Creek and its associated riparian area is regulated as a critical area by the City. Impacts to this critical area will be minimal and temporary in nature. As the project will be completed entirely within legal right-of-way the project is exempt from the critical areas ordinance.

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

None. This is an infrastructure project.

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

None. This is an infrastructure project.

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

None.

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

None. This is an infrastructure project.

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

None, the project is not anticipated to cause impacts to these land uses.

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

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

None. This is an infrastructure project.

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

None. This is an infrastructure project.

- 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 proposed project will not result in the construction of any structures.

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

The project will not affect views from adjacent properties.

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

None proposed at this time.

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

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

None.

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

No.

- 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:

None

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

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

A small public park (Vetrans park) is located a short distance south and west of the project area. Informal recreation opportunities are primarily walking, jogging, bicycling and other passive recreation uses.

- 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:

None.

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, there are currently no structures located on the property.

- 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, none of these features have been identified on the site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The entire project area exists as areas that were previously disturbed during the construction of the Homestead residential development.

- 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 proposed at this time due to the low likelihood of encountering cultural artifacts.

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.

The principal means for accessing the site is SW Doans Avenue and West Whitman Drive

- 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?

The site is not serviced by public transit. The nearest transit stop is unknown.

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

None.

- 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).

None.

- d. 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?

No trips will be generated by the proposed project.

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:

None.

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.

No.

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 _____

e. 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.

The site will not require utilities to function.

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 Bieger

Position and Agency/Organization PBS Engineering and Environment Inc.

Date Submitted: 6/09/2020