

ENVIRONMENTAL CHECKLIST

City of Waitsburg 2018 Comprehensive Plan and Development Regulations Periodic Update

Summer 2019

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Introduction

Overview

City of Waitsburg's comprehensive plan provides a policy framework for making land use decisions to accommodate the projected 20-year population growth. The comprehensive plan is implemented by City of Waitsburg's development regulations.

The Growth Management Act (GMA) requires City of Waitsburg (City) to periodically review and evaluate its comprehensive plan and development regulations. Periodic updates are intended to ensure that plans and regulations are in step with:

- Amendments to the GMA
- Updated population projections
- Changes in the community

The last major review and evaluation of the City's comprehensive plan and development regulations was in 2007.

City of Waitsburg's draft updated Comprehensive Plan and Development Regulations and this SEPA Environmental Checklist evaluate the City's proposed updates and amendments that are included in the draft 2018 Periodic Update. An important part of the 2018 Periodic Update was an evaluation of the 20-year population projections and the plan's ability to accommodate that growth, which included review of the land use maps and urban growth area boundaries, and proposed non-City UGA amendments.

The existing population projections and allocations, initially adopted in 2005, are being retained. These population projections were reviewed in 2013 as well and the City's review indicated that the existing citywide target of 1230 fell within the medium and high OFM range of projections. The City's review this year reached the same conclusion, the existing target of 1230 falls between the OFM medium and high projections for 2038. So, generally speaking, the level of growth and development over the next 20 years is projected to be the same as the level contemplated by the current Comprehensive Plan and development regulations, which have previously undergone environmental review.

Objectives

City of Waitsburg used the City Vision Statement, goals, and new statutory requirements to define a workplan for the 2018 Periodic Update. The scope of the Periodic Update was truly limited to those items needed for consistency with State requirements. The City's consultant, JUB Engineers, evaluated the existing Comprehensive Plan and Development Regulations and produced a technical memorandum, a Comprehensive Plan and a Development Regulations Gap Analysis (March 29, 2019). The gap analyses relied heavily on the Washington State Department of Commerce Periodic Update Checklist for Counties.

As stated in the Comprehensive Plan Gap Analysis memo, identified tasks/amendments fall into four general categories: Accommodating Growth; Accommodating Changing Conditions and Requirements; Consistency with Local and Regional Planning Efforts; and Consistency with City Implementation.

The objective of the 2018 Periodic Update was to address the items identified in the gap analyses.

Under the classification of "accommodating growth," the primary objective of the Periodic Update was to determine population growth targets for the 20-year period within the range of projections provided by the

Washington State Office of Financial Management (OFM) and review urban growth area boundaries and land use designations to ensure that projected growth can be accommodated. This project included several tasks: determining the appropriate population projects, determining population allocations between jurisdictions, evaluating capacity within the existing UGA boundaries and land use designations, and considering non-City UGA amendment applications placed on the Final Docket.

Alternatives and Process

City of Waitsburg considered a few different alternatives as part of the 2018 Periodic Update.

The City considered a “No Action” alternative as required by SEPA: retention of the 2007 Comprehensive Plan and current development regulations.

The City requested and was granted a two year extension of its Comprehensive Plan Update by Department of Commerce Local Government Division, Growth Management Services, moving the City’s update date to June 30, 2020. City is choosing to update its plan early to take advantage of GMA planning grants offered by the State of Washington.

In setting the population projections for 2038 the City considered multiple alternatives including the adoption of the low, medium, and high OFM population projections. However, the preferred alternative was retention of the existing population target of 1230, which falls between the medium and high OFM projection. The analysis of these alternatives and reasoning for retaining the existing targets and allocations is outlined in a January 17, 2018 Technical Memorandum by Walla Walla County’s consultant, The Watershed Company, and a February 7, 2018 Staff Report to the Planning Commission and cc’d to the City of Waitsburg.

The City plans to hold informational public meetings at Waitsburg City Hall after setting the Final Docket and releasing the May 2019 Draft of the Periodic Update.

Part A. Background and Introduction

1. Name of proposed project, if applicable:

City of Waitsburg 2018 Comprehensive Plan and Development Regulations Periodic Update and Non-City UGA Amendments

2. Name of applicant:

City of Waitsburg

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

Randy Hinchliffe, City Administrator
City of Waitsburg
147 Main Street
Waitsburg, WA 99361
Phone: 509.337.6371
rjhinch@gotvc.net

4. Date checklist prepared:

04/23/2019

5. Agency requesting checklist:

City of Waitsburg

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

City of Waitsburg's Comprehensive Plan and Development Regulations 2018 Periodic Update and 2018 non-City UGA Amendment Application Docket are non-project actions currently undergoing public review. These proposals will be considered through the Final Docket Process in summer of 2019. More information is available online here: <https://www.cityofwaitsburg.com/government-1>

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

This proposal is a non-project action with no specific or identified plans for future physical expansions or activities. Any future amendments to the Comprehensive Plan and Development Regulations would be subject to separate environmental review, as would all future non-exempt project proposals that would accommodate the anticipated growth described in the Comprehensive Plan.

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

2018 Periodic Update

The following technical memoranda were prepared by Walla Walla County and included in the City of Waitsburg's 2018 Periodic Update, as well as the City's consultant, J.U.B. Engineers

- Technical Memorandum: Population Projection & Allocation by Mark Daniel, The Watershed Company. January 17, 2018.
- Technical Memorandum: Comprehensive Plan Gap Analysis, J.U.B Engineers. March 29, 2019
- Technical Memorandum: Development Regulations Gap Analysis, J.U.B Engineers. March 29, 2019

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.

None identified.

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

Final approval by Waitsburg City Council after public hearings and Planning Commission recommendations.

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 proposed action includes comprehensive plan and development regulations revisions associated with the periodic review and evaluation required by the GMA. These revisions are summarized in the following subsections: Proposed Comprehensive Plan Amendments, Proposed Development Regulations Amendments, Critical Areas Map Updates, Population Projections and Allocations, Land Capacity Analysis, and Non-City Sponsored UGA Amendment Applications.

A. Proposed Comprehensive Plan Amendments

Much of the comprehensive plan update has been concerned with updating supporting information. A variety of goals and policies have been refined or removed per City staff input. A limited number of new goals and policies have been added to reflect GMA requirements, public comment, recent court decisions, or other reasons. Proposed revisions by chapter are identified below.

Chapter 1, Introduction

- Provided information on public participation for the 2018 update of the comprehensive plan.

Chapter 2, Historic Preservation

- Updated existing changes to the Historic Properties in the City of Waitsburg

Chapter 3, Housing

- Updated existing conditions to reflect recent information.

Chapter 4, Land Use

- Updated existing conditions to reflect recent information, including population projections and distribution.
- Removed or refined goals and policies to improve consistency with City code and implementation practices, and to increase conciseness and clarity.
- Added goals and policies for the protection of quality and quantity of ground water used for public water supplies, promotion of physical activity, citizen participation, and amendments to include the most recent Citywide Planning Policies.

Chapter 5, Transportation

- Updated to include changes to the transportation network and within the planning bodies that guide transportation policies and improvements.
- Added information on the Blue Mountain Regional Trails Plan.
- Revised goals and policies to be organized around the Washington Transportation Plan policy goals for clarity and consistency with other local and state-level plans.
- Added information about non-motorized transportation facilities, traffic forecast data, funding of the City road system, concurrency, and the City's system for prioritizing transportation projects.

Chapter 6, Utilities

- Updated existing conditions to reflect recent information.

Chapter 7, Capital Facilities

- Updated existing conditions to reflect recent information.
- Included current six-year capital facilities plan.

Chapter 8, Shorelines

- Updated to reflect the locally adopted Shoreline Master Program, including adding a goal and policy highlighting the relationship between the comprehensive plan and the Shoreline Master Program.

Chapter 9, Annexation

- Updated existing conditions to reflect recent information.

Appendices

- Updated existing conditions to reflect recent information.

Alternative Actions

As stated above, the alternative to the Comprehensive Plan amendments included in the proposed 2018 Periodic Update would be retention of the existing 2007 plan which the City's gap analysis found was not fully GMA compliant.

A. Development Regulations Amendments

Proposed amendments to five titles of the development regulations have been proposed for a few different reasons which include compliance with the GMA requirements, City staff recommendations, and consistency with the City's locally adopted Shoreline Master Program.

B. Critical Areas Map Updates

All critical areas maps were updated to include current and improved base map data. Some new map numbers were assigned and minor improvements to formatting were also made.

C. Population Projections and Allocations

As part of the 2018 Periodic Update the City must establish population projections and allocations for the 20-year planning period. The projection is a 20-year forecast of expected population changes, based on data provided by the Washington State Office of Financial Management. This information is the basis for conducting a land capacity analysis, which justifies amending (expanding, or contracting) the urban growth areas for each of the cities in the City.

The Walla Walla County's consultant, the Watershed Company provided recommendations and background information on the existing projections and allocations for Walla Walla County. See January 17, 2018 Technical Memorandum: Population Projection & Allocation by Mark Daniel.

The existing citywide population target is 1230; this target was originally adopted in 2005 for the 2025 planning period. In 2013 the City evaluated these targets and considered new estimates from the Office of Financial Management (OFM) and decided to retain the same target (1525) for the 2033 planning period. The City has proposed that this existing target (1525) should be retained for the 2038 planning period. This falls between the medium (1427) and high (1612) population projections from OFM for 2038.

The City of Waitsburg also reviewed the Population Projection and Allocation Memo recommending retention of the existing targets and allocations and did not object to this recommendation.

The City also proposes to retain the existing population allocations to jurisdictions for 2038. According the data from OFM, the population for each city in 2017 as a percentage of the total City population, closely matches the current allocations.

Alternative Actions

As stated above, the City proposes to retain the existing population projection, which falls between the OFM Medium and High estimates; all UGAs currently contain adequate land capacity to meet this projection. If the City adopted different population projections, for example the "High" OFM estimate,

then this would need to be reevaluated. Reducing the target to the OFM medium or low estimate, instead of retaining the existing target, may not be desirable because all jurisdictions have been planning for the last 13 years based on the current targets.

D. Land Capacity Analysis

The Growth Management Act (GMA) requires that urban growth area (UGA) boundaries must contain sufficient capacity to accommodate urban growth projected for the 20-year planning period and that this must be evaluated via a completed land capacity analysis (LCA). UGA sizing must be adequate to accommodate projected growth and not oversized. See WAC 365-196-310(2)(e).

The conclusion of the City was that all existing UGAs have adequate population capacity to accommodate the allocated population.

E. Summary of Non-City Sponsored UGA Amendments

In addition to the Comprehensive Plan and development regulations amendments proposed as part of the City Periodic Update, the City considers non-City initiated UGA amendment proposals. Applications were allowed to be submitted during the annual amendment application period in January 2019. At the end of the filing deadline, no applications were received by City.

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.

Proposed Comprehensive Plan and Development Regulations updates are applicable throughout the City of Waitsburg and Urban Growth Area.

Part B. Environmental Elements

1. *Earth*

a. General description of the site:

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

A summary of the topography of the City is included in Chapter 4 section C II a of the draft updated Comprehensive Plan, and is fairly flat running in a general east-west direction at a gradual slope with drainage moving a westerly direction. To the North and South of the City are steeply sloping bluffs; which are unsuitable for development.

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

Steep slopes (in excess of 15%) are low in strength and unstable in nature, are costly to develop, and therefore, may not be suitable for development. The geology determines the relative stability of a region, whether or not the area is prone to shifts or sinkholes, the rate of groundwater drainage and whether significant mineral resources exist.

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.

Most soils in the City are composed of highly erodible loess and Missoula Flood outwash deposits; a summary of soils in the City is included in Chapter 4 section C II A of the draft updated Comprehensive Plan.

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

Geologically hazardous areas in City of Waitsburg are designated and mapped as part of the Critical Areas Ordinance; updated versions of these maps were created as part of the 2018 Periodic Update.

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.

This is a non-project action. No fill, excavation, or grading is proposed. Future development proposals would be subject to separate SEPA review (unless exempt) which would include evaluation of grading and filling.

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

This is a non-project action; no erosion will result from this action. Future development proposals would be subject to separate SEPA review (unless exempt), which would include evaluation of potential erosion. Future development would also have to comply with requirements in WMC Article 10.2 - Critical Area Protection for any areas classified as geologically hazardous areas which may be prone to erosion due to slopes and other characteristics.

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

No impervious surfaces would result from this non-project action. The anticipated growth that is described in the Comprehensive Plan would be distributed throughout the City, but most of it is planned to be located within urban growth areas where impervious surfaces are already exist.

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

This is a non-project action; no erosion or impacts to the earth will result from this action. Future development proposals would be subject to separate SEPA review (unless exempt) and the following City policies and regulations include measures that would minimize potential impacts. Some of these regulations would be amended as part of the 2018 Periodic Update as noted below.

- City of Waitsburg Comprehensive Plan: goals and policies in Critical Areas Ordinance and Shorelines Element (Chapter 7). See May draft of 2019 Periodic Update.

2. Air

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.

This is a non-project action which will not directly generate air emissions. Future development proposals would be subject to separate SEPA review (unless exempt), which would include disclosure and evaluation of emissions. The updated Comprehensive Plan includes policies that will guide growth over the next 20 years. The development that will be needed to accommodate the projected population growth over that period can be expected to increase air emissions, in particular, the City expects increases in vehicle emissions from increased traffic City-wide. There are also likely to be increases in localized emissions from the construction of structures and infrastructure.

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

Off-site sources of emissions or odor are not applicable to this non-project action. Future development proposals would be subject to separate SEPA review (unless exempt), which would include evaluation of off-site sources of emissions.

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

This is a non-project action which will not directly generate air emissions. Future development proposals would be subject to separate SEPA review (unless exempt) and consideration of potential emissions impacts. The Department of Ecology oversees state and federal air quality rules.

The 2018 Periodic Update includes amendments that will ensure that electric vehicle charging stations are allowed in the City; increased use of plug-in electric vehicles instead of conventional vehicles will reduce air emissions.

3. Water

a. Surface Water:

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.

A summary of the hydrology of the City is included in Chapter 4 Section C II A of the draft updated Comprehensive Plan. Main waterways include the Touchet River and Coppei Creek. Additional information about surface waters in the City is included in the updated Shoreline Element (Chapter 8). These waters are shown on draft critical areas maps.

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.

This is a non-project action. No work over, in or adjacent to any surface water body or wetland will be conducted as a part of the current action. Future development proposals, including those within the areas included in the non-City UGA amendment applications, would be subject to separate SEPA review (unless exempt), which would include evaluation of any work over, in or adjacent water bodies. Future development proposals within or adjacent to water bodies would also be subject to

regulation under the City's critical areas ordinance (City of Waitsburg Code Article 10.2) and the Shoreline Master Program.

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.

This is a non-project action and no fill or dredge materials would be placed in or removed from surface water or wetlands through this action. Future development proposals, including those within the areas included in the non-City UGA amendment applications, would be subject to separate SEPA review (unless exempt), which would include evaluation of any fill/dredge impacting water bodies and wetlands. Future development proposals within or adjacent to water bodies would also be subject to regulation under the City's critical areas ordinance (City of Waitsburg Code Article 10.2) and the City of Waitsburg Shoreline Master Program.

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

This is a non-project action and no withdrawals or diversions will be required from any surface body or wetland through this action. Future development proposals, including those within the areas included in the non-City UGA amendment applications, would be subject to separate SEPA review (unless exempt), which would include evaluation of surface water withdrawals or diversions.

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

A significant portion of the City is located within the 100-year floodplain; these areas are mapped by the Federal Emergency Management Agency (FEMA). A summary of flood prone areas in the City is included on Figure IV-3 of the draft updated Comprehensive Plan. These areas are shown on draft Floodway, 100 year Flood Plain and Steep Slopes.

Via WMC Article 10.2 – Critical Area, the City participates in the National Flood Insurance Program (NFIP). The purpose of these requirements is to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific are. This chapter was amended in 2016 to be NFIP compliant as required by the Washington State Department of Ecology. Any future development, including those within the areas included in the non-City UGA amendment applications, within floodplains, or floodways, must comply with Article 10.2A

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.

This is a non-project action; no discharges of waste materials to surface waters will result from this action. Future development proposals, including those within the areas included in the non-City UGA amendment applications, would be subject to separate SEPA review (unless exempt), which would include evaluation of impacts to surface water bodies and wetlands.

b. Ground Water:

- 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.**

This is a non-project action; no water will be withdrawn from a well as part of this action. Future development proposals, including those within the areas included in the non-City UGA amendment applications, would be subject to separate SEPA review (unless exempt), which would include evaluation of impacts to surface and ground water.

City of Waitsburg has designated and mapped critical aquifer recharge areas (CARA), which include wellhead protection areas for Group A community water-supply purveyors using groundwater and areas of the Touchet River shallow gravel aquifer.

- 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.**

This is a non-project action; no waste material will be discharged into the ground through this action. Future development proposals, including those within the areas included in the non-City UGA amendment applications, would be subject to separate SEPA review (unless exempt), which would include evaluation of discharges.

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.**

This is a non-project action; no runoff would occur through this action. Future development would result in added impervious surfaces in the City potentially resulting in increased stormwater runoff. Future development proposals would be subject to separate SEPA review (unless exempt), which would include evaluation of runoff impacts. All development resulting from this non-project action would have to comply with the City's stormwater regulations as contained within the City subdivision code (City of Waitsburg Code Article 10.8).

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

This is a non-project action; no waste material will enter ground or surface waters through this action. Future development proposals would be subject to separate SEPA review (unless exempt), which would include evaluation of any potential discharges to the ground or surface waters.

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

This is a non-project action; no drainage patterns will be altered or affected by a result of this action. Future development proposals, including those within the areas included in the non-City UGA amendment

applications, would be subject to separate SEPA review (unless exempt), which would include evaluation of any impacts to drainage patterns.

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

No measures to reduce or control surface, ground and runoff water, or drainage pattern impacts are necessary for this non-project action. Future development proposals, including those within the areas included in the non-City UGA amendment applications, would be subject to separate SEPA review (unless exempt), which would include measures to reduce or control surface, ground or runoff water impacts. The City's updated Comprehensive Plan and Development Regulations include a number of provisions to reduce or control surface, ground, or stormwater runoff and waste discharge impacts of future site-specific development including:

- City of Waitsburg Comprehensive Plan: goals and policies in Critical Areas Element (Chapter 2) and Shorelines Element (Chapter 3). See May draft of 2019 Periodic Update.
- WMC Article 10.7 – Flood Hazard Area: The City's floodplain and floodway development standards; these regulations control filling, grading, and dredging which may increase flood damage. Amended in 2016 to comply with requirements of the National Flood Insurance Program (NFIP).
- WMC Article 10.8 - Stormwater: The City's existing development standards include requirements guiding the management, design and construction of the stormwater facilities.
- MMC Article 10.2 – Critical Area Protection: In addition to other critical areas. See May draft of 2019 Periodic Update. City of Waitsburg has designated and mapped critical aquifer recharge areas (CARA), which include wellhead protection areas for Group A community water-supply purveyors using groundwater and areas of the Touchet River shallow gravel aquifer. .
- City of Waitsburg Shoreline Master Program: periodic update completed in 2016, approved in 2018 by the Washington State Department of Ecology, policies incorporated into Comprehensive Plan Shorelines Element through Periodic Update. SMP includes regulations for CARAs located within shoreline jurisdiction that are similar if not the same as the ones in Article 10.2
- City of Waitsburg Comprehensive Plan: Chapter 4 – Land use includes goal and policies for the protection of quality and quantity of ground water used for public water supplies. This may result in beneficial effects on groundwater.

4. Plants

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

Chapter 4 – Land Use of the updated Comprehensive Plan includes a summary of vegetation resources in the City. The City supports deciduous and coniferous trees such as maple, oak, locust, pine and fir, as well as native tall shrubs and grasses. The fringes of the City coincide with the habitat of deer, coyotes, birds, small mammals and occasional bear and cougar. The more developed portions of the City share the habitat with small mammals and a variety of birds. The river habitat supports seasonal and year-round fish. Designated habitat protection zones within the City are all associated with the streams.

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

No vegetation will be removed or altered through non-project action. Indirectly, the growth and development planned for in the Comprehensive Plan would allow development that may remove or alter vegetation, disturb soils, and add additional impervious surfaces that may have any impact on vegetation. Future development proposals, including those within the areas included in the non-City UGA amendment applications, would be subject to SEPA individually and would include a critical area review of any proposals that would remove or alter vegetation regulated under Chapter 18.08 or the critical areas regulations in the City of Waitsburg SMP.

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

In Walla Walla County there is a few plant species classified as Threatened or Endangered by the State or Federal Government. These are listed in the table below which is from the Washington State Department of Natural Resources (WADNR) Species of Special Concern List. For specific descriptions of threatened or endangered species in areas affected by the non-City UGA amendment proposals, reference the appropriate SEPA Checklist. This non-project action is not expected to impact any of these species directly.

Washington Species of Special Concern List (WADNR)

Species	Common Name	Heritage Rank	State Status	Federal Status
<i>Astragalus columbianus</i>	Columbia milkvetch	G2G3/S2S3	Sensitive	Sensitive
<i>Astragalus kentrophyta</i> <i>var. douglasii</i>	Thistle milkvetch	G5TX/SX	Possibly extinct or extirpated in WA	N/A
<i>Cryptantha leucophaea</i>	Gray cryptantha	G2G3/S2	Threatened	Sensitive

Species	Common Name	Heritage Rank	State Status	Federal Status
<i>Cryptantha rostellata</i>	Beaked cryptantha	G4/S2	Threatened	Sensitive
<i>Erythranthe pulsiferae</i> (<i>Mimulus pulsiferae</i>)	Pulsifer's monkeyflower	G4?/S2	Sensitive	Sensitive
<i>Lymus flavescens</i> (<i>Elymus flavescens</i>)	Yellow wildrye	G4/S1	Sensitive	Sensitive
<i>Lomatium serpentinum</i>	Snake Canyon desert-parsley	G4/S2	Sensitive	Sensitive
<i>Lupinus sabinianus</i>	Sabin's lupine	G3/S1	Endangered	Strategic
<i>Mimetanthe Pilosa</i>	False monkeyflower	G5/S1	Sensitive	N/A
<i>Minuartia pusilla</i> (<i>Sabulina pusilla</i>)	Annual sandwort	G5/S1	Threatened	N/A
<i>Trifolium plumosum</i> var. <i>plumosum</i>	Plumed clover	G4T4/S1	Threatened	Strategic

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

No measures to preserve or enhance vegetation are required as part of this non-project action. The review of future development proposals would include a consideration of any proposed vegetation, or vegetation clearing/management, associated with the project proposal.

The following policies, goals, and regulations would apply to future development as planned for in the Comprehensive Plan and Development Regulations Periodic Update and non-City amendment applications. Waitsburg has landscaping standards or requirements that would apply to future development.

- City of Waitsburg Comprehensive Plan: Specifically, Critical Areas and general goals of Shorelines Element (Chapter 8).
- WMC Article 10.2 – Critical Area Protection: See May draft of 2019 Periodic Update. Existing and draft updated regulations include many provisions relating to vegetation removal, management and plantings. These regulations often require planting of native vegetation in critical areas as mitigation. The removal of non-native vegetation, hazard trees, and noxious/invasive species is generally allowed provided that it is done in a way that doesn't cause any damage to critical areas.
- City of Waitsburg Shoreline Master Program: Periodic update completed in 2016, approved in 2018 by the Washington State Department of Ecology. Section 5.3 contains policies and regulations for vegetation conservation within shorelands; these regulations require that

vegetation clearing “must be limited to the minimum necessary to accommodate permitted shoreline development.” The SMP also contains similar vegetation management/planting requirements as the critical areas regulations in Appendix A.

- City of Waitsburg Road Standards: Requires planting strips for certain classifications of roads.

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

The Washington State Weed Control Board maintains a list of noxious weeds found within City of Waitsburg which is available on the Walla Walla Noxious Weed Board website (as well as the State website): <https://extension.wsu.edu/wallawalla/agriculture/weed-management/>.

5. Animals

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 _____

There are wide range of birds and other animals in and around the City of Waitsburg; a general summary of fish and wildlife resources is included in the updated Comprehensive Plan. Wildlife species include white-tailed and mule deer, rick-necked pheasant, furbearers, black bear, coyote, elk, quail, a variety of raptors, songbirds, small mammals, and many others. Fish include bull trout, steelhead and mountain whitefish.

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

Threatened and endangered species list are available from Washington Department of Fish and Wildlife ([Priority Habitats and Species](#)), NOAA Fisheries ([Critical Habitat Information](#)), United States Fish and Wildlife Service ([Washington Endangered Species List](#)), [StreamNet](#), and Washington Department of Natural Resources ([Natural Heritage Program](#)).

Endangered or threatened species known or believed to occur in or around City of Waitsburg are listed below. For specific descriptions of threatened or endangered species in areas affected by the non-City UGA amendment proposals, reference the appropriate SEPA Checklist. This non-project action will not have a direct impact on any of these species.

Threatened, Endangered, and Candidate Species (USFWS, WDFW)

Group	Common Name	Scientific Name	State Status	Federal Status
Amphibians	Columbia Spotted Frog	Rana luteiventris	Candidate	None
Amphibians	Rocky Mountain Tailed Frog	Ascaphus montanus	Candidate	None
Amphibians	Western Toad	Anaxyrus boreas	Candidate	None
Birds	Yellow-billed Cuckoo	Coccyzus americanus	Endangered	Threatened
Birds	American White Pelican	Pelecanus erythrorhynchos	Threatened	None
Birds	Western Grebe	Aechmophorus	Candidate	None

Group	Common Name	Scientific Name	State Status	Federal Status
		occidentalis		
Birds	Ferruginous Hawk	Buteo regalis	Threatened	None
Birds	Golden Eagle	Aquila chrysaetos	Candidate	None
Birds	Northern Goshawk	Accipiter gentilis	Candidate	None
Birds	Upland Sandpiper	Bartramia longicauda	Endangered	None
Birds	Burrowing Owl	Anthene cunicularia	Candidate	None
Birds	Flammulated Owl	Otus flammeolus	Candidate	None
Birds	Vaux's Swift	Chaetura vauxi	Candidate	None
Birds	Black-backed Woodpecker	Picoides arcticus	Candidate	None
Birds	Pileated Woodpecker	Dryocopus pileatus	Candidate	None
Birds	Loggerhead Shrike	Lanius ludovicianus	Candidate	None
Birds	Sage Thrasher	Oreoscoptes montanus	Candidate	None
Fish	River Lamprey	Lampetra ayresi	Candidate	Species of Concern
Fish	Leopard Dace	Rhinichthys falcatus	Candidate	None
Fish	Umatilla Dace	Rhinichthys Umatilla	Candidate	None
Fish	Mountain Sucker	Catostomus platyrhynchus	Candidate	None
Fish	Chinook Salmon	Oncorhynchus tshawytscha	Candidate	Threatened/Endangered
Fish	Coho	Oncorhynchus kisutch	None	Threatened
Fish	Steelhead	Oncorhynchus mykiss	Candidate	Threatened
Fish	Sockeye Salmon	Oncorhynchus nerka	Candidate	Endangered
Fish	Margined Sculpin	Cottus marginatus	Sensitive	None
Fish	Bull Trout	Salvelinus confluentus	Candidate	Threatened
Mammals	Gray wolf	Canis lupus	Endangered	Recovery
Mammals	Canada Lynx	Lynx canadensis	Endangered	Threatened
Mammals	Townsend's Big-eared Bat	Corynorhinus townsendii	Candidate	None
Mammals	Black-tailed Jackrabbit	Lepus californicus	Candidate	None
Mammals	White-tailed Jackrabbit	Lepus townsendii	Candidate	None
Mammals	Washington Ground Squirrel	Uroditellus washingtoni	Candidate	None
Mollusks	Califonia Floater	Anodonta californiensis	Candidate	None
Reptiles	Sagebrush Lizard	Sceloporus graciosus	Candidate	None
Reptiles	Striped Whitesnake	Masticophis Taeniatus	Candidate	None

Source(s): USFWS Environmental Conservation Online System, Species by City Report (<https://ecos.fws.gov/ecp/>); State of Washington Priority Habitats and Species List (<https://wdfw.wa.gov/publications/00165/wdfw00165.pdf>)

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

City of Waitsburg is located within the Pacific Flyway migration route for waterfowl and shorebirds migrating to and from Alaska and Canada. Throughout the City, the wetlands, ponds, riparian areas and shorelands serve as a migratory stop or permanent home for many bird species over winter.

City of Waitsburg's many rivers and streams serve as migration routes for aquatic species and adjacent riparian/stream buffers serve as migration or dispersion corridors for terrestrial and semiaquatic wildlife.

This non-project action is not expected to directly impact migration routes. Future development proposals, including those within the areas included in the non-City UGA amendment applications would be subject to SEPA individually, unless they were exempt, and would include a consideration of potential impacts to fish and wildlife migration.

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

The Comprehensive Plan and Development Regulations 2018 Periodic Update includes goals, policies and objectives that protect and enhance wildlife and their habitat areas that would be applied to future growth and development activities projected in the plan including:

- City of Waitsburg Comprehensive Plan: See May draft of 2019 Periodic Update; Critical Areas Element (Chapter 2) and Shorelines Element (Chapter 3).
- WMC 10.2A – Critical Area Protection: See May draft of 2019 Periodic Update. Existing and draft updated regulations include many provisions protecting fish and wildlife habitat areas.
- City of Waitsburg Shoreline Master Program: Periodic update completed in 2016, approved in 2018 by the Washington State Department of Ecology.

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

Non-native aquatic animal species are listed in Washington Administrative Code (WAC 220-12-090).

WDFW has included the Snake River on their List of Aquatic Invasive Species Infested Waters; which the Touchet River flows into.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

No energy will be needed for this non-project action. Future development proposals, including those within the areas included in the non-City UGA amendment applications, would be subject to SEPA individually (unless exempt) and development permit reviews which would require them to meet applicable City Building and Energy Codes.

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

No solar energy use would be impacted by this non-project action. Future development proposals including those within the areas included in the non-City UGA amendment applications, would be subject to development reviews which require them to meet applicable City Building and Energy Codes as well as applicable setbacks and height restrictions.

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:

Generally speaking, energy conservation features are not applicable for this non-project action. Future development proposals would be subject to development reviews which require them to meet applicable City Building and Energy Codes.

The Comprehensive Plan and Development Regulations Periodic Update includes provisions for electric vehicle charging stations as required by RCW 36.70A.695.

7. Environmental Health

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

No environmental health hazards would occur as a result of this non-project action.

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

Washington State Department of Ecology maintains an online database of sites and facilities of environmental interest in City of Waitsburg (<http://www.ecy.wa.gov/fs/>), including:

- State cleanup sites
- Federal Superfund cleanup sites
- Hazardous waste generators
- Solid waste facilities
- Underground storage tanks
- Dairies
- Enforcement actions

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 underground liquid gas transmission lines located in the City of Waitsburg. No environmental health hazards would occur as a result of this non-project action.

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 toxic or hazardous chemicals will be stored, used or produced as part of this non-project action. Future development proposals would be subject to SEPA review individually, unless exempt, including those within the areas included in the non-City UGA amendment applications, which would include review of any toxic or hazardous chemicals.

4) Describe special emergency services that might be required.

No special or other emergency services will be required as part of this non-project action. Indirectly, the growth and development planned for in the Comprehensive Plan would require emergency services.

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

No measures to reduce or control environmental health hazards are required for this non-project action. Future development proposals would be subject to SEPA review individually, including those within the areas included in the non-City UGA amendment applications, unless exempt, as well as development permit review by the City and both processes would include a review of environmental health hazards and potential mitigation.

Additionally, critical aquifer recharge areas (CARAs) have been established to protect groundwater. Future development proposals would be reviewed under these regulations.

b. Noise

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

Though not located in the project area, the Walla Walla Regional Airport is located on Port of Walla Walla property in unincorporated Walla Walla County. Industrial activities associated with the airport at the surrounding commercial/industrial area generate noise.

State highways in the City of Waitsburg include SR-12 and SR-124. Noise from existing traffic and commercial activities are generated from these state highways.

It is anticipated that the commercial and light industrial uses that would be allowed in the Industrial Zone of the City would be compatible with the noise levels generated by allowed uses. It is anticipated that commercial uses would not be impacted by higher noise levels generated by adjacent traffic.

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.

No noise will be created as part of this non-project action. Future development proposals would be subject to SEPA individually, unless exempt, as well as development permit review by the City and both processes would include a review of additional traffic that may result in added noise.

Future commercial and industrial development may result in added noise. However, under the current development regulations, those uses which may result in higher noise levels would be subject to conditional use permit review allowing for the City to require that noise impacts to be mitigated/minimized.

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

No noise will be created as part of this non-project action. Future development proposals would be subject to SEPA individually, unless exempt, as well as development permit review by the City and both processes would include a review of additional traffic and uses that may result in added noise. As noted above under (2), under the City's current development regulations, most commercial and industrial uses that are likely to generate significant noise impacts would be reviewed by the Planning Commission via the conditional use permit process that requires consideration of noise and other nuisance impacts.

WMC 7.02.010 C of the City of Waitsburg Code is the City's noise regulations, which are enforced by the City of Waitsburg.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Land uses in City of Waitsburg are outlined in Chapter 5 (Land Use). In general, City of Waitsburg consists of a mix of rural, residential, commercial, industrial, and agricultural 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?

Chapter 4 of City of Waitsburg's updated Comprehensive Plan, Land Use Element, includes an updated inventory of agricultural lands and outlines policies, procedures, tools and authorities to conserve long-term commercially significant agricultural, mineral and other resource lands. Designated agricultural lands of long-term commercial (AR Zone) significance are shown on the land use maps in the Comprehensive Plan.

This non-project action will not directly impact or convert any agricultural 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:

No effects to surrounding working farms or forest land will result from this non-project action. Future development proposals would be subject to SEPA individually, unless exempt, as well as development permit review by the City and both processes would include a review of potential impacts to working farms and long-term commercially significant resource lands.

c. Describe any structures on the site.

Structures located on developed land in City of Waitsburg include single and multi-family dwelling units, and agricultural, commercial, industrial, and institutional structures.

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

No demolition of structures will result from this non-project action. Future development proposals, including those within the areas included in the non-City UGA amendment applications, would be subject to SEPA individually, unless exempt, as well as development permit review by the City and both processes would include a review of any demolitions.

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

This is a non-project action affecting unincorporated City of Waitsburg. Existing zoning designations are shown on the City of Waitsburg Zoning Map.

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

This is a non-project action. Existing Comprehensive Plan designations are shown on the updated land use maps included in the Draft Comprehensive Plan update as follows:

- Figure IV -4: Land Use Designations – City of Waitsburg

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

City of Waitsburg shoreline jurisdiction including Touchet River. City of Waitsburg Shoreline Master Program (SMP) was updated in 2016 and approved by the Department of Ecology in 2018. Shoreline environment designations are shown on the updated Shoreline Maps, which are available by contacting the City of Waitsburg.

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

City of Waitsburg critical areas include geologically hazardous areas, frequently flooded areas, wetlands, critical aquifer recharge areas, and fish and wildlife habitat areas. Updated maps were produced as part of the Periodic Update. In some cases, maps were updated just to include current base map data, while others were updated to include new critical areas data.

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

This is a non-project action which will not directly create any housing or other development. The existing population projections and allocations, initially adopted in 2005, are being retained. The Citywide population target, being retained for this 20-year period, is 1525 residents. This would be an increase of approximately 295 residents by 2038 (over the 2017 OFM estimate of 1230 residents Citywide). The level of growth and development over the next 20 years is projected to be the same as the level contemplated by the current Comprehensive Plan and development regulations, which has previously undergone environmental review.

Future development proposals would be subject to SEPA individually, unless exempt, as well as development permit review by the City, and both processes would include a review of potential impacts from new development.

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

Not applicable, this non-project action will not displace any people.

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

Not applicable.

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

The Land Use Element of City of Waitsburg's updated Comprehensive Plan identifies the existing land use conditions throughout City of Waitsburg, projects the land requirements to the year 2038 to meet projected growth and determines how that growth should be most cost effectively accommodated.

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

City of Waitsburg's updated Comprehensive Plan focuses population and employment growth within urban growth areas and implements policies to reduce sprawl and impacts to long-term commercially significant resource lands. The City's existing development regulations includes provisions that limit non-agricultural uses in designated resource lands.

No impacts to agricultural land will result from this non-project action. Future development proposals would be subject to SEPA individually, unless exempt, as well as development permit review by the City, and both processes would include a review of potential impacts resource lands.

9. Housing

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

While this non-project proposal will not provide housing units, City of Waitsburg is planning for population and housing over the next 20 years (2018-2038). The existing population projections and allocations, initially adopted in 2005, are being retained. The Citywide population target, being retained for this 20-year period, is 1525 residents. This would be an increase of approximately 295 residents by 2038 (over the 2017 OFM estimate of 1230 residents Citywide). Approximately 118 additional dwelling units would be required to meet the needs of this projected citywide growth, based on an average household size of 2.49 persons between 2012 and 2016. The updated Housing Element (Comprehensive Plan Chapter 3) a summary of housing characteristics and affordability in the City.

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

Not applicable.

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

No measures to reduce or control housing impacts are required of this non-project action. Future development proposals would be subject to SEPA individually, unless exempt, as well as development permit review by the City, and both processes would include a review of potential housing impacts. The Housing Element (Chapter 3), as well as other elements, of the updated Comprehensive Plan contains goals and policies supporting a mix of housing with an emphasis on affordable housing types.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project action; no new construction is proposed. Future development proposals, including those within the areas included in the non-City UGA amendment applications, would be subject to SEPA individually, unless exempt, as well as development permit review by the City, and both processes would include a review of building height and materials. City of Waitsburg's development regulations already

include maximum height restrictions which differ depending on the type of structure and classification. Building height limits for agricultural, rural, and residential zones are 20-feet.

The City does not have any development standards which limit or regulate exterior building materials for aesthetic purposes.

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

No views would be altered or obstruction by this non-project action because no development is proposed. Future development proposals, would be subject to SEPA individually, unless exempt.

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

No measures to reduce or control aesthetic impacts are required of this non-project action. Future development proposals would be subject to SEPA individually, unless exempt, by the City. Future development would have to comply with the City's development regulations. Although these regulations do not protect viewsheds or limit exterior building materials for aesthetic purposes, the City does have standards in Article 10.8 which control the aesthetic impacts of future development, including setback and height requirements and sign standards.

The City's development regulations also include innovative zoning standards that provide opportunities for property owners to reduce aesthetic impacts of development through flexible design which increases open spaces (see Chapter 10.8F – General Provisions – Planned Unit Developments).

11. Light and Glare

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

No light or glare impacts will result from this non-project action. Growth and development planned for in City of Waitsburg's Comprehensive Plan may result in or generate additional light and glare including exterior light of buildings and infrastructure and additional traffic generating more glare.

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

No light or glare impacts will result from this non-project action. Future development proposals, including those within the areas included in the non-City UGA amendment applications, would be subject to SEPA individually, unless exempt, by the City.

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

Not applicable, this is a non-project action.

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

No measures to reduce or control light or glare are required of this non-project action. Future development proposals, including those within the areas included in the non-City UGA amendment applications, would be subject to SEPA individually, unless exempt, by the City.

12. Recreation

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

The updated City of Waitsburg Comprehensive Plan Parks and Recreation includes an inventory of parks and recreation resources in City of Waitsburg.

City of Waitsburg is in the process of redeveloping a small lot in its Historic District into a small pocket park to provide a green space along its Main Street Corridor.

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

This non-project action will not result in any displacement of existing recreational uses. Future development proposals would be subject to SEPA individually, unless exempt, by the City which would include review of potential displacement of 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 to reduce or control impacts to recreation are required of this non-project action. Information related to the Blue Mountain Regional Trails Plan was added to the transportation element and as a regional effort which envisions 354 total miles of new or improved non-motorized transportation corridors/trails.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No known Native Americans (Umatilla, Walla Walla, and Cayuse Tribes) were indicated to have lived in City of Waitsburg. Lewis and Clark explored the area between 1804 and 1806. Missionary settlements were established around 1836. The City of Waitsburg was settled in 1859 and was incorporation in 1881. The City and the County contain numerous historic and cultural resources that reflect the unique heritage of this area.

The Washington State Department of Archaeology and Historic Preservation (DAHP) maintains a database of historic and cultural sites/resources and reports within City of Waitsburg (WISAARD; <https://dahp.wa.gov/project-review/wisaard-system>). The City relies on this information, as well as recommendations from DAHP staff and tribes, when conducting project-level environmental reviews. About 75 sites are currently shown in WISAARD as listed on national and state registers in Walla Walla County; this includes the Washington Heritage Barn Register, National Register of Historic Places, and the Washington Heritage Register.

City of Waitsburg participates in the Certified Local Government (CLG) program and does have a local historic register.

It is known how many buildings, structures, or sites in City of Waitsburg are over 45 years old AND eligible for listing on a historic register.

Future development proposals would be subject to SEPA individually, unless exempt, by the City which would include review of potential impacts to historic sites/resources.

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.

Native Americans (Umatilla, Walla Walla, and Cayuse Tribes) were the first people to live in Walla Walla Area; the City of Waitsburg does not have any sites and resources with cultural importance.

No site-specific evidence of Indian or historic occupation has been collected or discovered as part of this non-project action. Future development proposals, , would be subject to SEPA individually, unless exempt, by the City which would include assessment of material evidence, artifacts or areas of cultural importance on or near a development 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.

No site-specific evidence of Indian or historic occupation has been collected or discovered as part of this non-project action. Future development proposals, would be subject to SEPA individually, unless exempt, by the City which would include assessment of material evidence, artifacts or areas of cultural importance on or near a development site. In reviewing individual proposals through the project-level SEPA process, the City uses the DAHP database to conduct this assessment and consults with DAHP staff and tribes.

The City does not have any specific requirements for site-specific surveys, but they are often required by the City through the SEPA review process at the recommendation of DAHP staff or tribes. This may include intensive surveys prior to project approval and/or on-site monitoring during construction.

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.

This is a non-project action which is not expected to result in any direct impacts to cultural or historic resources. Future development proposals would be subject to SEPA individually, unless exempt, by the City which would include assessment of potential impacts to historic and cultural resources as described above. Surveys and/or monitoring during construction may be required through the SEPA process if recommended by tribes or DAHP or otherwise found to be warranted.

City of Waitsburg also recognizes State laws which protect and preserve these resources, including: RCW 27.53, Archaeological Sites and Resources; RCW 27.44, Indian Graves and Records Act; and RCW 68.60 Historic Cemeteries and Historic Graves Act.

14. Transportation

The City's transportation system is outlined in the Transportation Element of the updated Comprehensive Plan (Chapter 5). The draft 2018 Periodic Update includes the following changes to Chapter 5:

- Updated to include changes to the transportation network and within the planning bodies that guide transportation policies and improvements.

- Revised goals and policies to be organized around the Washington Transportation Plan policy goals for clarity and consistency with other local and state-level plans.
- Added information about non-motorized transportation facilities, traffic forecast data, funding of the City road system, concurrency, and the City's system for prioritizing transportation projects.

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.

City of Waitsburg's transportation network consist of State highways, rural roads and local collectors. The City is currently responsible for maintaining 11 miles of City roads and 3 bridges of various sizes and conditions.

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?

Public Transit in City of Waitsburg is summarized in the Transportation Element of the updated Comprehensive Plan; the City is currently served by Columbia County Public Transportation. Over 80% of the population in the Walla Walla/College Place urbanized area of live within ¼ mile of a transit stop, however, transit service access in rural areas and Burbank is deficient.

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

No additional parking or parking spaces will be added or eliminated by this non-project action. Future development proposals would be subject to SEPA individually, unless exempt, by the City which would include assessment of parking needs and impacts. The City's development regulations contain minimum requirements for parking, which vary by use.

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 updated Comprehensive Plan Transportation Element (Chapter 5) includes assessments of City transportation needs based on the growth and development planned for in the Comprehensive Plan. The Washington State Department of Transportation conducts independent planning for State highways in the City. The Blue Mountain Regional Trails Plan identifies non-motorized transportation needs across the City, and region.

No specific improvements have been identified that would be required for the development of any of the areas are included within the areas that would be added or removed from UGAs; this would be analyzed and determined at the time of project-level applications.

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

Future growth and development as planned for in the City's updated Comprehensive Plan would use or be in the vicinity of water, rail, and air transportation. The updated Comprehensive Plan includes a summary of these facilities. Rail service within the City is provided through Short Line railroads. The Walla Walla Regional Airport serves as the City's regional air transportation service provider; the paved 6,526-foot long runway is capable of handling large aircraft, including freight carriers.

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?

The Walla Walla Valley Metropolitan Planning Organization (WWVMPO/SRTPO) completed a travel demand model (TDM) in 2015 covering the Walla Walla – College Place – Milton Freewater Urbanized Area. The 25-year TDM predicts that, overall, the City has a significant road capacity for growth. Both the Build and No-Build TDM scenarios predict that state highways and other regionally-significant roadways will continue to operate at an acceptable Level of Service (LOS). Congestion within the urbanized areas is the result of intersections. All of the City's roads currently operate at LOS A or B and none of the City roadways are projected to exceed their LOS standard by the year 2040. See updated Transportation Element, Chapter 5.

Future development proposals would be subject to SEPA individually, unless exempt, by the City which would include assessment of traffic generation.

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 interference with or impact to movement of agricultural and forest products will result from this non-project action. Future development proposals would be subject to SEPA individually, unless exempt, by the City which would include assessment of traffic impacts. As noted above, City roadways, which are used for agricultural and forest project transport, are not expected to exceed their LOS standards within the 20-year Comprehensive Plan planning period.

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

While the City of Waitsburg Comprehensive Plan is not required to include site-specific measures to reduce or control transportation impacts, it is intended to reduce traffic and related impacts through integrated land use and transportation planning. The following is a list of plans including detailed measures to reduce or control transportation impacts that form the foundation of the Comprehensive Plan.

- City of Waitsburg Comprehensive Plan Transportation Element (Chapter 5)
- WSDOT Transportation Plans
- City Six-Year Transportation Improvement Plan (TIP) – identifies new transportation infrastructure projects. Updated annually and incorporated into the Comprehensive Plan in Appendix F.

- City Road Design Standards – establish guidelines and standards for public and private transportation facilities for all modes of transportation.
- City of Waitsburg adopted a Complete Streets Policy in 2016, which will help the City enhance its transportation system to provide practical options for all modes of travel.

Future development proposals would be subject to SEPA individually, unless exempt, by the City which would include an evaluation of transportation impacts and consideration of mitigation measures. This includes those areas which are included in the non-City UGA amendment applications.

15. Public Services

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 is non-project action would not directly increase the need for public services. However, the growth and development planned for in the Comprehensive Plan will require additional public services including water and sewer services, waste management, law enforcement and fire protection, additional school services and facilities, telecommunications, health care, court services, and others.

The Comprehensive Plan Capital Facilities Element (Chapter 7) forecasts many of these needs in order to help ensure that the quality of public services enjoyed by City of Waitsburg residents is maintained and improved through the 20-year planning period.

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

The primary purpose for developing the City of Waitsburg Comprehensive Plan is to consider the needs of population growth and related development over the long term and identify public service needs.

While the City of Waitsburg does not provide other public services like hospitals, ports, fire protection, or public transit, the City does play an important role in coordination with other public agencies. Policies included in the updated Comprehensive Plan outline a framework for coordination with other jurisdictions with the City and region to provide adequate accommodation of public services concurrently with development.

Future development proposals would be subject to SEPA individually, unless exempt, by the City which would include a review of public facilities and services.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

All types of utilities are currently available in City of Waitsburg. Sewer and water utilities are available in urban growth areas on a case by case basis. A summary of utilities in City of Waitsburg is included in the Utilities Element of the updated Comprehensive Plan (Chapter 6).

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.

No utilities will be needed as a direct result of this non-project action, the City's 2018 Period Update. Future development proposals would be subject to SEPA individually, unless exempt, by the City which would include a review of impacts to utilities.

The updated Utilities Element (Chapter 7) contains a summary of utility availability and a discussion of identified needs through the 20-year planning period. This chapter was updated to address existing conditions and incorporate recent information. This chapter includes goals and policies which were not significantly revised through the 2018 Periodic Update.

Part C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Randy Hinchliffe*

Name of signee Randy Hinchliffe

Position and Agency/Organization City Administrator, City of Waitsburg

Date Submitted: 04/23/2018

Part D. Supplemental sheet for non-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 groundwater will be withdrawn from wells or discharged into groundwater as a result of this non-project action. Future development proposals would be subject to SEPA individually and would include a development permit review of any impacts to groundwater and drinking water.

This non-project action will have no direct impacts to air quality. The updated City of Waitsburg Comprehensive Plan includes goals and policies to guide growth over the 20-year planning period. It is likely that projected population growth over this period could lead to increased air emissions from increased vehicle emissions. The construction of public and private infrastructure and structures could generate localized emissions and new homes burning wood could also generate air emissions.

No toxic or hazardous chemicals will be stored, used or produced as part of this non-project action. Future development proposals would be subject to SEPA review individually, unless exempt, as well as development permit review by the City and both processes would include a review of any toxic or hazardous chemicals.

No noise will be created through this non-project action. Future development proposals would be subject to SEPA review individually, unless exempt, as well as development permit review by the City and both processes would include a review of noise impacts. Future commercial and industrial development may result in added noise, but it is not expected that these impacts will be any greater as a result of the proposed 2018 Periodic Update. The existing population projections and allocations, initially adopted in 2005, are being retained. The level of growth and development over the next 20 years is projected to be the same as the level contemplated by the current Comprehensive Plan and development regulations, which has previously undergone environmental review.

See Part B for more detail and discussion.

Proposed measures to avoid or reduce such increases are:

City of Waitsburg has mapped critical aquifer recharge areas considered vulnerable.

Washington Administrative Code (WAC) 173-60 establishes performance standards for all types of uses and development and includes maximum permissible noise levels. WAC 173-62 establishes noise standards for motor vehicles on State highways. City of Waitsburg Code Chapter 7.02.010 establishes the City's noise standards.

Future growth and development planned for in the updated Comprehensive Plan would be regulated by these State and City noise policies. No new measures to avoid or reduce potential increases are needed for this non-project action which will not directly increase noise levels. The 2018 Periodic Update is also

not suspected to result in significantly increased levels from growth and development over the 20-year period because the scope of the update was limited.

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

Indirectly, site-specific development planned for in the Comprehensive Plan could result in development that remove or alter plants and vegetation, disturb soils and add additional impervious surfaces, and impact animals and habitat through land clearing, construction of buildings and infrastructure, and stormwater runoff. However, it is not expected that the changes included in the 2018 Periodic Update would increase potential impacts to plants, animals, fish or marine life due to the limited scope of the 2018 Periodic Update. The existing population projections and allocations, initially adopted in 2005, are being retained. The level of growth and development over the next 20 years is projected to be the same as the level contemplated by the current Comprehensive Plan and development regulations, which has previously undergone environmental review.

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

The updated City of Waitsburg Comprehensive Plan and Development Regulations include plans and policies to manage and preserve habitat and reduce impacts to plants, animals, and fish. The City has updated its Critical Areas Ordinance (City of Waitsburg Code Article 10.2) and Shoreline Master Program to address current conditions and incorporate best available science. The following goals, policies and regulations would apply to future development as planned for the updated Comprehensive Plan.

- City of Waitsburg Comprehensive Plan – updated through 2018 Periodic Update process. Specifically, Chapter 1 – Introduction (containing Vision) and Chapter 8 – Shorelines.
- Critical Areas Ordinance (City of Waitsburg Code Article 10.2) – updated through 2018 Periodic Update process.
- City of Waitsburg Shoreline Master Program (SMP) – updated in 2016 and approved by the Washington State Department of Ecology in 2018. Goals and policies incorporated into the Comprehensive Plan through 2018 Periodic Update.

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

Indirectly, site-specific development planned for in the Comprehensive Plan could deplete energy or natural resources. Planned residential growth will require energy for heating and lighting, and commercial and industrial uses and other activities would also require energy. However, the changes included in the 2018 Periodic Update will not increase or expedite depletion rates; the existing population targets will be retained. The non-City UGA amendment proposals together do not increase possible depletion rates because additions to the UGAs would be generally balanced by removals if all applications are approved. The level of growth and development over the next 20 years is projected to be the same as the level contemplated by the current Comprehensive Plan and development regulations, which has previously undergone environmental review.

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

The updated Comprehensive Plan and Development Regulations include provisions to allow electric vehicle charging stations in compliance with RCW 36.70A.695.

Future development proposals would be subject to development permit reviews which require them to meet applicable City Building and Energy Codes. Washington State regulations for energy conservation also apply to new development.

No additional measures are needed as result of this non-project action.

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?

Planned population growth and related development as outlined in City of Waitsburg's updated Comprehensive Plan will create more demand for parks, trails and recreational facilities. Designated shorelines, critical areas, and resource lands are located throughout the City, but it is expected that these areas will not be significantly impacted by development due to the protections that are included in the City's zoning regulations, floodplain and floodway standards, critical areas ordinance, shoreline master program, and Comprehensive Plan. Also, the existing population projections and allocations, initially adopted in 2005, are being retained. The level of growth and development over the next 20 years is projected to be the same as the level contemplated by the current Comprehensive Plan and development regulations, which has previously undergone environmental review.

The presence of these areas and applicable goals and policies are included in the following sections of the updated Comprehensive Plan:

Chapter 1 – Introduction

Chapter 4 – Land Use Element

Chapter 8 – Shorelines Element

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

As part of the 2018 Periodic Update, the City critical areas ordinance (City of Waitsburg Code Article 10.2) was updated. The updated Comprehensive Plan was revised to incorporate the 2016 Shoreline Master Program Update. City of Waitsburg adheres to all State and Federal regulations protecting historic and cultural resources. In 2018 the City updated its Flood Damage Prevention Ordinance no additional changes are needed to this chapter.

Site-specific development permitting and environmental review processes include an assessment of potential impacts to these areas. No additional measures are needed as a result of this non-project action.

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?

City of Waitsburg's updated Comprehensive Plan, specifically Citywide Planning Policies and Objectives, the Lands Element (Chapter 4) set forth goals and policies to conserve long-term commercially significant

resource lands throughout City of Waitsburg and concentrate urban development in Urban Growth Areas (UGAs).

The existing population projections and allocations, initially adopted in 2005, are being retained. So, generally speaking, the level of growth and development over the next 20 years is projected to be the same as the level contemplated by the current Comprehensive Plan and development regulations, which has previously undergone environmental review. The changes included in the 2018 Periodic Update are not expected to result in impacts to land and shoreline use which significantly differ from those contemplated through the existing Comprehensive Plan.

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

As part of the 2018 Periodic Update, the Comprehensive Plan was amended to incorporate the City's recently approved Shoreline Master Program, and the City's critical areas ordinance (WMC Article 10.2) was updated to meet current State requirements and new information. No additional measures are needed as result of this non-project action. Future development proposals would be subject to SEPA environmental review, unless exempt, which would include consideration of shoreline and land use impacts and require compliance with the City's Comprehensive Plan and Development Regulations.

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

City of Waitsburg's population is projected to grow to 1525 residents by 2038. This will increase demands on transportation and public services and utilities. However, this is the existing population projection which the City has been planning for since 2005.

Future growth and development would also use or be located in the vicinity of water, rail and air transportation.

Additionally, there would be increased demand for water, stormwater facilities, sewer, telecommunications, solid waste, fire protection, law enforcement, schools as discussed previously in this document. Site-specific development proposals are reviewed for their water and stormwater impacts. Fire Districts ensure that their operations and equipment are adequate to meet State laws and other standards. School districts and utility districts are responsible to preparing capital plans.

While demands for these facilities and services will increase, the Capital Facilities Element of the Comprehensive Plan identifies needed improvements over the 20-year planning period.

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

Implementation of the Comprehensive Plan, Transportation, Capital Facilities, and Utilities Elements will allow the City to accommodate new growth and provide established levels of service for these facilities and services. Site-specific development proposals will also require SEPA review individually, unless exempt, as well as development permit review. Both processes will require an assessment of transportation and utility impacts. Additionally, the Regional Transportation Plan ensures consistency and interagency coordination across the system.

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

All future development would comply with local, state and federal requirements for protection of the environment including SEPA, the Growth Management Act, the Shoreline Management Act, the City's Shoreline Master Program and many other state and federal regulations. The 2018 Periodic Update will not result in any conflicts with other regulations. However, if the proposed changes included in the 2018 Periodic Update are not adopted (No Action Alternative) then existing conflicts would not be fixed.