

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. **Name of proposed project, if applicable:** Stillwater Holdings UST Replacement

2. **Name of applicant:** Ben Kleban (Stillwater Holdings, LLC)

3. **Address and phone number of applicant and contact person:**
Ben Kleban
504-756-5577
ben@benkleban.com
1948 Stillwater Drive
Walla Walla, WA 99362

4. **Date checklist prepared:** 3/18/2024

5. **Agency requesting checklist:** Washington State Department of Ecology

6. **Proposed timing of schedule (including phasing, if applicable):** Two new underground storage tanks (USTs) will be installed following removal of existing USTs in April 2024. The City of Walla Walla is the local permitting authority and has issued an emergency exemption from SEPA for the UST removal. This SEPA checklist pertains only to the UST installation, which is tentatively scheduled for May 2024.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** No

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** The property is an existing gasoline service station with documented releases of gasoline to soil and groundwater. The Site is listed on Ecology's Confirmed and Contaminated Sites List as Cleanup Site ID 16913 and is undergoing remedial action under the oversight of Ecology. A UST and Soil Removal Action Report will be prepared following removal of existing USTs.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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.** No applications are pending for replacement of the USTs. The City of Walla Walla has issued a grading permit for removal of the existing USTs.
10. **List any government approvals or permits that will be needed for your proposal, if known.** The replacement of the USTs will be conducted in accordance with Washington State Underground Storage Tank regulations, Chapter 173-360A of the Washington Administrative Code.
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 property is an operating gas station with three USTs that were installed in 1981 and includes two pump islands with four fuel dispensers, and a convenience store. Two new USTs will be installed at the property for the storage and distribution of gasoline. No changes to the site use are planned as part of this proposal.
12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.** The project address is 7 East Rose Street in Walla Walla, Washington. Walla Walla County Parcel Number 360720574707.

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

- a. **General description of the site:** There is an active service station with asphalt pavement and curbs.

Circle or highlight one: **Flat**, rolling, hilly, steep slopes, mountainous, other:

- b. **What is the steepest slope on the site (approximate percent slope)?** <10%

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.** The geology at the site is fill to depths of approximately 3.5 to 8 feet below ground surface (bgs). Fill typically consists of silt with varying amounts of sand and gravel; gravel; and sand with varying amounts of gravel and cobbles. Below the fill, alluvium is present and typically consists of gravel with varying amounts of silt and sand; and silt with varying amounts of sand and gravel.
- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** No.
- 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.** The replacement USTs will be installed within an excavation completed for the removal of the existing USTs. The excavation has been approved by the City of Walla Walla and is specified in the permitted engineering design. Clean, imported backfill used around the USTs will meet state and federal regulations for fuel system UST tank bedding. The project has a net zero quantity of soil removal and backfilling.
- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.** Contractor will implement the permitted temporary erosion and sediment control (TESC) plan for the UST removal to protect from erosion during construction and to demonstrate final stabilization at project completion. Limited erosion is anticipated because all earthwork will be conducted subgrade.
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** No net change in percent of impervious surfaces. Currently >90% of the property is covered in impervious surfaces, consisting of asphalt, concrete, and buildings.
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.** Contractor will implement the permitted temporary erosion and sediment control (TESC) plan for the UST removal to protect from erosion during construction and to demonstrate final stabilization at project completion. The TESC plan includes silt fence or straw wattle perimeter, silt sock in vicinity of catch basins, stabilized truck entrance, and street sweeping.

2. Air

[Find help answering air questions](#)⁴

- 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.** Construction vehicle emissions and fugitive dust emissions can temporarily occur during construction, which is estimated to occur over a period of 4 to 6 weeks. There is no net change to property conditions or use following construction.
- 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:** The contractor is responsible for implementing measures to manage fugitive dust emissions in accordance with local and state requirements.

3. Water

[Find help answering water questions](#)⁵

a. Surface:

[Find help answering surface water questions](#)⁶

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.** The project is located approximately 170 feet from Mill Creek, which is contained within a concrete channel that lies beneath nearby city streets, urban parking lots, and private buildings.
2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.** No
3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.** None

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known. No**
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:

[Find help answering ground water questions](#)⁷

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 a general description, purpose, and approximate quantities if known. No**
2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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. During construction, stormwater will be contained within the excavation and will be collected using excavation sumps. The perimeter of the property will be protected with straw wattles and/or silt fence and any runoff that enters a catch basin will pass through a silt sock.**
2. **Could waste materials enter ground or surface waters? If so, generally describe. No**
3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No, there is no net change to property conditions or use.**

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

- d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:** Standard TESC measures will be used to prevent surface runoff during construction. There is no net change to property conditions or use following construction.

4. Plants

[Find help answering plants questions](#)

- 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?** None
- c. **List threatened and endangered species known to be on or near the site.** None
- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.** None
- e. **List all noxious weeds and invasive species known to be on or near the site.** None

5. Animals

[Find help answering animal questions](#)⁸

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.** Common birds and other animals who exist in Eastern Washington developed urban settings could be present on or near the property but none have been observed.

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

- b. **List any threatened and endangered species known to be on or near the site.** None. The property is an operating gas station and there is no net change to property conditions or use following construction.

- c. **Is the site part of a migration route? If so, explain.** No

- d. **Proposed measures to preserve or enhance wildlife, if any.** None

- e. **List any invasive animal species known to be on or near the site.** None

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- 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.** None. There is no net change to property conditions or use following construction.
- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.** No
- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.** None

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

7. Environmental health

[Health Find help with answering environmental health questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health)¹⁰

d. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.** Petroleum odors may be present because of releases of gasoline to soil and groundwater. The project area will be an exclusion zone to prevent persons without adequate training, certification, and protection from potential exposure to hazardous conditions. Construction will be completed by licensed and certified contractors who are qualified to install UST fuel systems and personnel who are qualified to work in hazardous material environments. All personnel who enter the exclusion zone will have Hazardous Waste Operations & Emergency Response (HAZWOPER) training and certification under the Occupational Safety and Health Act (OSHA) require personal protective equipment (PPE) and conduct activities under a site-specific health and safety plan (HASP) developed by individual companies for protection of their employees. There are no permanent environmental health hazards associated with this proposal because there is no net change to property conditions or use following construction.

1. **Describe any known or possible contamination at the site from present or past uses.** The property has operated as a gasoline service station since the 1950s and there are known and suspected historical and current releases of gasoline-range petroleum hydrocarbons (and related compounds) to soil and groundwater.
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.** Soil and groundwater in the project area has been impacted by releases of gasoline-range petroleum hydrocarbons, and related compounds. No other hazardous chemicals/conditions are present.
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.** The replacement USTs will be used for the storage of gasoline.
4. **Describe special emergency services that might be required.** None
5. **Proposed measures to reduce or control environmental health hazards, if any.**
None

b. Noise

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** Traffic, the property is in a busy, urban area of downtown Walla Walla and surrounded by primary city traffic routes.
2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?** During construction, noise from dump trucks, excavators, and other construction equipment will be present during business hours. There are no permanent noise changes associated with this proposal because there is no net change to property conditions or use following construction.
3. **Proposed measures to reduce or control noise impacts, if any:** Contractor will perform work during business hours and meet city of Walla Walla noise control standards.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.** The site is an active gasoline service station that is surrounded by commercial uses. The project will not result in any land use changes and will not affect land uses of adjacent properties.
- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because 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? No**
 1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how? No**
- c. **Describe any structures on the site.** There is a convenience store and four fuel dispensers located at two pump islands that are each covered by a canopy.
- d. **Will any structures be demolished? If so, what? No**

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

- e. **What is the current zoning classification of the site?** Central Commercial
- f. **What is the current comprehensive plan designation of the site?** Downtown
- g. **If applicable, what is the current shoreline master program designation of the site?** NA
- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.** No
- i.
- j. **Approximately how many people would reside or work in the completed project?** 2-4.
There is no change to land use associated with this proposal.
- k. **Approximately how many people would the completed project displace?** None
- l. **Proposed measures to avoid or reduce displacement impacts, if any.** N/A
- m. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.** There is no change to land use associated with this proposal.
- n. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:** N/A

9. Housing

[Find help answering housing questions](#)¹²

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.** None. There is no change to property conditions or land use.
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.** None. There is no change to property conditions or land use.
- c. **Proposed measures to reduce or control housing impacts, if any:** None.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?** Not applicable, there is no change to property conditions or land use.
- b. **What views in the immediate vicinity would be altered or obstructed?** Not applicable, there is no change to property conditions or land use.
- c. **Proposed measures to reduce or control aesthetic impacts, if any:** None

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

- 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

[Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?** None
- b. **Would the proposed project displace any existing recreational uses? If so, describe.** No

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

- 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

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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.** Yes, two nearby buildings and one district are on the National Register of Historic Places and the Washington Heritage Register: 1) the Marcus Whitman Hotel, located to the southwest of the site, built in 1928; 2) the US Post Office, located to the north of the site, built in 1914; and 3) the Walla Walla Downtown Historic District, located adjacent to the site.
- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.** No known cultural resources exist at the site, which is an operating gasoline service station.
- 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 DAHP statewide predictive model layer predicts the site to be very high risk for archaeological resources. However, no potential impacts to cultural and historic resources will occur as part of the project since it consists only of placement of USTs and backfill within a pre-existing excavation.
- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.** None

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

project is located at the corner of N 2nd Ave and E Rose Street. Access to the project site will be from N 2nd Ave.

- 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 served by the Valley Transit bus system with nearest transit stops to the north at N 2nd Ave and Cherry St and to the east at E Rose St and N Colville St. Transit will not be affected by the project.
- 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).** No
- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.** No
- e. 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 change
- f. 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
- g. Proposed measures to reduce or control transportation impacts, if any:** None

15. Public services

[Find help answering public service questions¹⁷](#)

- 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

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

16. Utilities

[Find help answering utilities questions](#)¹⁸

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

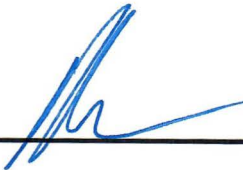
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. No change in utility service to the project site.

C. Signature

[Find help about who should sign](#)¹⁹

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.

X



Type name of signee:

Position and agency/organization:

Date submitted:

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)²⁰

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**
 - **Proposed measures to avoid or reduce such increases are:**

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?**
 - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

- 3. How would the proposal be likely to deplete energy or natural resources?**
 - **Proposed measures to protect or conserve energy and natural resources are:**

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**
 - **Proposed measures to protect such resources or to avoid or reduce impacts are:**

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**
 - **Proposed measures to avoid or reduce shoreline and land use impacts are:**

- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?**
 - **Proposed measures to reduce or respond to such demand(s) are:**

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



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

STATE ENVIRONMENTAL POLICY ACT

Determination of NonSignificance

Date of Issuance: April 1, 2024

Lead agency: WA Department of Ecology

Agency Contact: Beth Kercher
Eastern Region Office, Spokane, WA
Beth.Kercher@ecy.wa.gov
(509) 385-5443

Agency File Number: 16913

Proposal Description: Stillwater Holdings Chevron UST Replacement. This interim action includes removal of three (3) 10,000 gallon USTs, petroleum contaminated soil removal, and installation of one (1) 14,000 gallon split UST

Location of Proposal: 7 East Rose Street, Walla Walla, WA
Parcel: 360720574707

Applicant and Contact: Ben Kleban
Stillwater Holdings, LLC
(504) 756-5577
Ben@benkleban.com

The WA Department of Ecology has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). We have reviewed the attached Environmental Checklist. This information and additional site documents are available at Ecology's website using the following weblink: <https://apps.ecology.wa.gov/cleanupsearch/site/16913> or by appointment at the Ecology Spokane office located at 4601 N Monroe St, Spokane, WA 99205.

This determination is based on the following findings and conclusions:


The proposed interim action will have long-term beneficial effects on the Site as well as the surrounding areas by permanently removing environmental contamination and improving site conditions. Ecology's TCP has determined that this UST removal and replacement will not have a probable significant adverse impact on the environment and therefore a Determination of Non-significance (DNS) is appropriate.


This DNS is issued under WAC 197-11-340(2) and the comment period will end on April 15, 2024.

Stillwater Holdings Chevron UST Replacement, DNS

April 1, 2024

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Responsible Official: Nicholas Acklam 
Section Manager
Toxic Cleanup Program
Eastern Region Office
(509) 818-7457
Nicholas.Acklam@ecy.wa.gov

Signature  Date 4/1/2024
(electronic signature or name of signor is sufficient)

Appeal process: This SEPA decision may be appealed in conjunction with an appeal on the underlying agency action. In this case, the order may be appealed by the applicable citation and summary of timeline.