ENVIRONMENTAL ASSESSMENT

Veterans Affairs Medical Facility
Proposed Multi-Specialty Care Outpatient Clinic

77 Wainwright Drive
Walla Walla, Walla Walla County, Washington 99362
Terracon Project No. 82097017
April 2011

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For submission to:
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FINDING OF NO SIGNIFICANT IMPACT (FONSI)

BACKGROUND

The US Department of Veterans Affairs (VA) proposes several upgrades to Jonathan M. Wainwright Memorial Veterans Affairs Medical Center (VAMC), located in Walla Walla, Washington. The VAMC facility currently provides a multitude of services for veterans living in the surrounding area within multiple buildings located throughout the 88-acre campus. Several of the existing buildings are outdated and are not adequately designed to provide state-of-the-art medical services required by the VA. In addition, several building interiors have a dilapidated aesthetic appearance and are not seismically sound, resulting in a significant risk of collapse during a seismic event, and possibly a significant loss of life. Therefore, there is a need for a new purpose-built facility that will eliminate the listed deficiencies and enhance the overall quality of medical services provided at the VAMC campus.

Consolidation and realignment of clinical and administrative functions onto the west end of the campus will allow the remainder of the campus (approximately 64 acres) and the buildings and structures contained within, to be reused via Enhanced Use Lease(s) or to be demolished in the future if necessary and / or warranted.

An Environmental Assessment (EA) was prepared in compliance with the National Environmental Policy Act (NEPA) of 1969, as amended, the Council on Environmental Quality regulations implementing NEPA (40 CFR Parts 1500 through 1508), and Title 38, Part 26.4(a), *Environmental Effects of VA Actions*, the Department of Veterans Affairs (VA), to evaluate and document the potential environmental effects associated with this proposed action.

SUMMARY OF THE PROPOSED ACTION

The VA is proposing construction of a new Outpatient Clinic (OPC) Building (approximately 67,000 square-foot), campus wide updates to antiquated utility distribution systems and addition of approximately 175 parking spaces in order to address the above purpose and need.

DETERMINATION

The proposed OPC building and associated utility upgrades would occur on the existing VAMC facility with no new property acquisition. Considered and eliminated alternatives to the above project elements were based on impacts to the social, natural, and physical environment and the ability of the alternatives to satisfy the purpose and need of the project. The project would result in temporary benefits to the local labor force during construction. The medical facility upgrades would provide long-term benefits to the veterans it would serve. The additional parking spaces would have a beneficial long-term effect by providing patients, visitors, and staff with improved direct access to the hospital facilities and enhancing the overall patient and visitor experience. Impacts to the environment are minor and the proposed project phases are within the existing VA property in an urban setting. There are no natural systems on site and there would be no adverse direct impacts to the surrounding communities. The VAMC facility is located within the Fort Walla Walla Historic District, with existing buildings listed on the National Register of Historic Places. The VAMC entered into a Memorandum of Agreement (MOA) dated December 16, 2010 with the Advisory Council on Historic Preservation (ACHP), the Washington Department of

Historic Preservation (DAHP) and the Confederated Tribes of the Umatilla Indian Reservation (CTUIR). The MOA stipulates actions the VA will take to mitigate the impacts to a level of non-significance.

FINDING OF NO SIGNIFICANT IMPACT

This FONSI is based on the attached EA. The analysis performed in the EA concludes that implementation of the proposed project as described would not constitute a major Federal action that would have significant impact upon the quality of the human environment within the meaning of Section 102(2)(C) of NEPA of 1969. Accordingly, the preparation of an Environmental Impact Statement for the proposed action is not required.

Leonardo Flor Office of Construction and Facilities Management, Western Regional Director	Date
Brian W. Westfield, MSN Director, VA Medical Center, Walla Walla, Washington	Date

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EXECUTIVE SUMMARY

The Department of Veterans Affairs (VA) is proposing to construct a new two-story 67,000 square foot outpatient clinic (OPC) at the Jonathan M. Wainwright Memorial Veterans Affairs Medical Center (VAMC) in the city of Walla Walla, Walla Walla County, Washington. In accordance with the National Environmental Policy Act (NEPA), the VA prepared this Environmental Assessment (EA) to analyze the potential environmental effects of the proposed action.

On July 7, 2006, VA Secretary R. James Nicholson announced his Capital Asset Realignment for Enhanced Services (CARES) decision that VAMC Walla Walla will receive a new state-of-the-art outpatient facility to house primary, specialty, and mental health services. Outpatient services at the VAMC are currently provided in multiple buildings (many are 75 years or older) containing numerous facility condition assessment deficiencies. To fulfill Secretary Nicholson's CARES decision, the VA considered the following alternatives: (1) construct new OPC, (2) renovate existing buildings, (3) lease space in the community, and (4) contract out primary and specialty care to outside providers. Constructing a new OPC was selected as the preferred alternative and will be analyzed in-depth in this EA as the Proposed Action.

The VA prepared this EA in accordance with NEPA to analyze the potential environmental effects of the Proposed Action on a range of physical, biological, and human resources. The EA identifies agency consultations that have occurred or are expected to occur prior to implementation of the proposed action. The EA also evaluates the No Action Alternative, under which the Proposed Action would not be implemented. Table ES-1 summarizes the environmental effects of the Proposed Action.

The analysis performed in this EA concludes that there would be no significant adverse impact, either individually or cumulatively, to the human environment, provided management measures consisting of best management practices and regulatory compliance measures described in this EA are implemented. Therefore, this EA concludes that a Finding of No Significant Impact (FONSI) is appropriate, and that an Environmental Impact Statement (EIS) is not required.

Table ES-1 Summary of Environmental Effects

Resource	Proposed Action Impacts	Proposed Action Management Measures	No Action Alternative Impacts
Aesthetics	The removal of mature trees (oldest planted circa 1970) during construction and the modern appearance of the proposed building will impact the visual aesthetic of this portion of the VAMC campus. A significant effect is not anticipated for this impact.	Trees and shrubs will be planted in accordance with the proposed landscaping plan. The visual impacts are addressed by the Memorandum of Agreement (MOA), dated December 16, 2010. The MOA stipulates actions the VA will take to mitigate the impacts to a level of non-significance.	No impacts would occur
Air Quality	Some impact on air quality is anticipated during the construction phase of the project due to dust generated from earthwork, welding fumes, surface coating and construction equipment emissions. A significant effect is not anticipated for this impact.	The project specifications require dust abatement provisions. The proposed project and related operations are not anticipated to result in air emissions in excess of applicable criteria. A permit associated with portable temporary power will be obtained from Ecology and asbestos containing material (ACM) abatement will be abated prior to disturbance.	No impacts would occur
Cultural Resources	Archaeological and historical resources are anticipated to be encountered during construction and operation of the OPC. A significant effect is not anticipated for this impact.	Minimizing the amount of disturbance to existing features during construction including landscape elements. The cultural resources impacts are addressed by the MOA. The MOA stipulates actions the VA will take to mitigate the impacts to a level of non-significance.	No impacts would occur
Geology and Soils	The OPC building is located within a seismically active portion of the United States. Sediment may be generated during rain events within areas of soil intrusive activities associated with grubbing, grading and excavations. A significant effect is not anticipated for this impact.	The proposed building will be designed to reduce impacts from earthquakes as required in the International Building Code (IBC) Seismic Standard. Procedures will be put in place to reduce the transport of sediment during inclement weather by preparation of a Stormwater Pollution Prevention Plan.	No impacts would occur

Resource	Proposed Action Impacts	Proposed Action Management Measures	No Action Alternative Impacts
Hydrology and Water Quality	Contaminants including oil and grease may be discharged to groundwater by drywells. A significant effect is not anticipated for this impact.	Maintaining adequate stormwater and runoff controls in accordance with construction Nation Pollution Discharge Elimination System (NPDES) and associated Storm Water Pollution Prevention Plan (SWPPP). Ecology regulates drywells under the Underground Injection Control (UIC) program. Registration and compliance with UIC regulations including best management practices (BMPs) will reduce discharges of contamination to groundwater.	No impacts would occur
Noise	Temporary increase in noise levels is anticipated during construction. A significant effect is not anticipated for this impact.	The contractor will be required to implement BMPs to reduce noise levels during construction.	No impacts would occur
Solid and Hazardous Materials	Asbestos and lead based paint may be encountered during renovation activities. The facility will contain an emergency generator with an associated diesel aboveground storage tank (AST). A significant effect is not anticipated for this impact.	The contractor will be required to remove asbestos containing materials prior to disturbing. The existing Spill Prevention Control and Countermeasure (SPCC) plan will be updated to account for the additional stored diesel and require BMPs to be implemented to reduce the potential for accidental spills contaminating the environment.	No impacts would occur
Utilities	Archaeological resources may be encountered during utility excavation. A significant effect is not anticipated for this impact.	The cultural resources impacts are addressed by the MOA. The MOA stipulates actions the VA will take to mitigate the impacts to a level of non-significance.	No impacts would occur
Cumulative Impacts	A significant effect is not anticipated for this impact.	The cultural and historical resources impacts are addressed by the MOA. The MOA stipulates actions the VA will take to mitigate the impacts to a level of non-significance.	No impacts would occur
Potential for Generating Substantial Controversy	Controversy over impacts from construction or disturbance to the Parade Ground, removal of existing mature trees within the campus and modern appearance of the proposed OPC building was noted in previous public meetings A significant effect is not anticipated for this impact.	Eliminating the proposed parade ground parking, consultation and public outreach to discuss the proposed aesthetics of new buildings within the context of the historic campus and replacing trees in accordance with the proposed landscaping plans are anticipated to reduce these impacts.	No impacts would occur

ENVIRONMENTAL ASSESSMENT
PROPOSED VETERANS AFFAIRS MEDICAL FACILITY
PROPOSED MULTI-SPECIALTY CARE OUTPATIENT CLINIC
77 WAINWRIGHT DRIVE
WALLA WALLA, WALLA WALLA COUNTY, WASHINGTON 99362

April 2011

1.0 INTRODUCTION

1.1 Project Background

The Department of Veterans Affairs (VA) is proposing to construct a new two-story 67,000 square foot outpatient clinic (OPC) at the Jonathan M. Wainwright Memorial Veterans Affairs Medical Center (VAMC), in the city of Walla Walla, Walla Walla County, Washington. Figure 1 shows the vicinity map of VAMC Walla Walla, Figure 2 shows the location of the proposed OPC building at the VAMC campus and Figure 3 shows preliminary rendering of the proposed OPC building. The final OPC building design will be developed in consultation with the Washington State Department of Archaeology & Historic Preservation (DAHP) and the Advisory Council on Historic Preservation (ACHP) as required by Section 106 of the National Historic Preservation Act (NHPA).

This Environmental Assessment (EA) was prepared in accordance with the National Environmental Policy Act of 1969 (NEPA) (42 United States Code 4321 et seq.), the Council on Environmental Quality (CEQ) Regulations for Implementing NEPA (40 Code of Federal Regulations [CFR] 1500-1508), and 38 CFR Part 26 (Environmental Effects of the Department of Veterans Affairs Actions). This EA has also been prepared in accordance with the VA *NEPA Interim Guidance for Projects* dated 30 September 2010.

1.2 Purpose and Need

On July 7, 2006, VA Secretary R. James Nicholson announced his Capital Asset Realignment for Enhanced Services (CARES) decision that VAMC Walla Walla will receive a new state-of-the-art outpatient facility to house primary, specialty, and mental health services. Outpatient services at the VAMC are currently provided in multiple buildings (many are 75 years or older) containing numerous facility condition assessment deficiencies. The purpose of the proposed action is to fulfill the need to implement VA Secretary Nicholson's CARES decision for a new state-of-the-art outpatient facility.

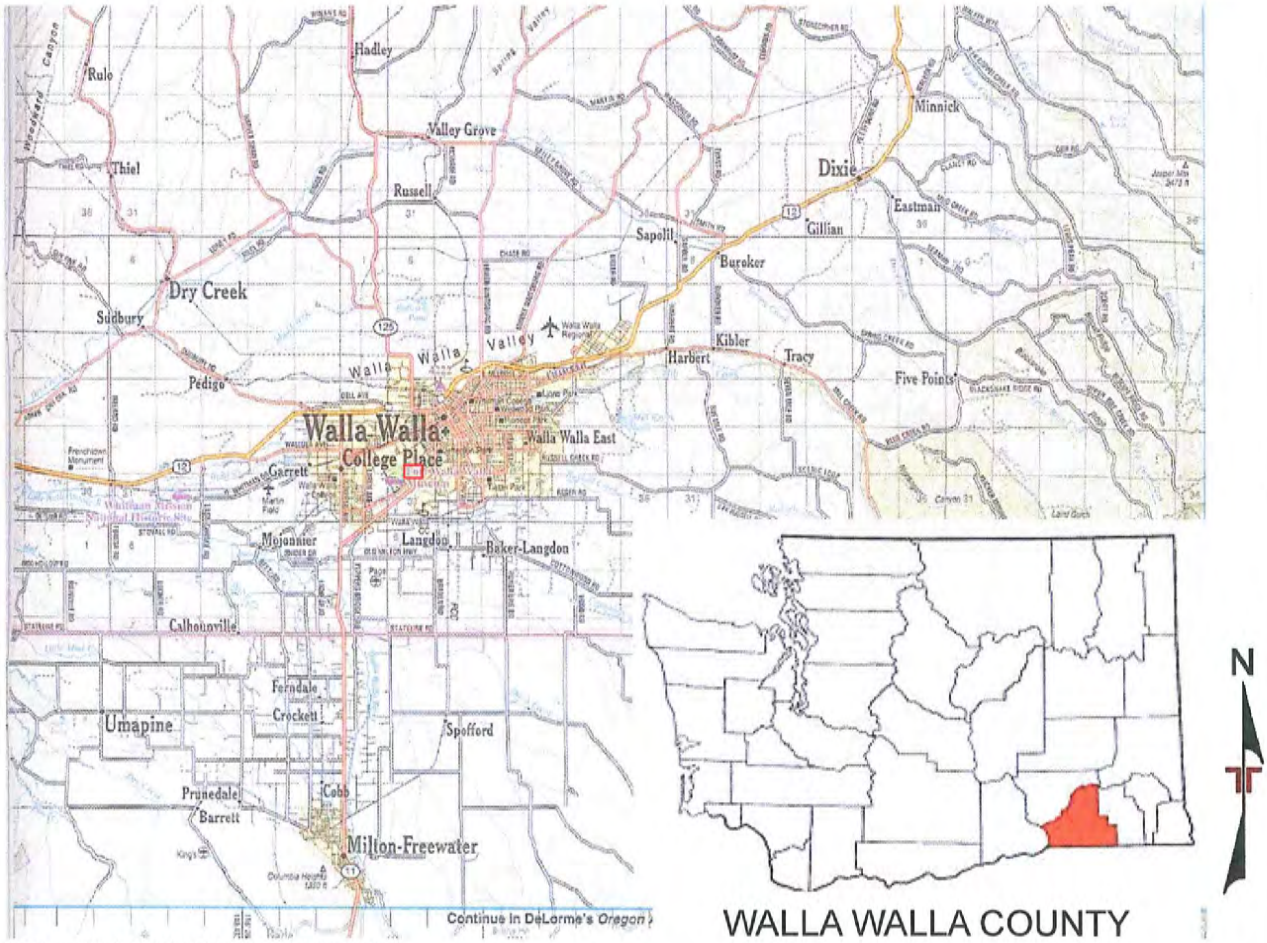
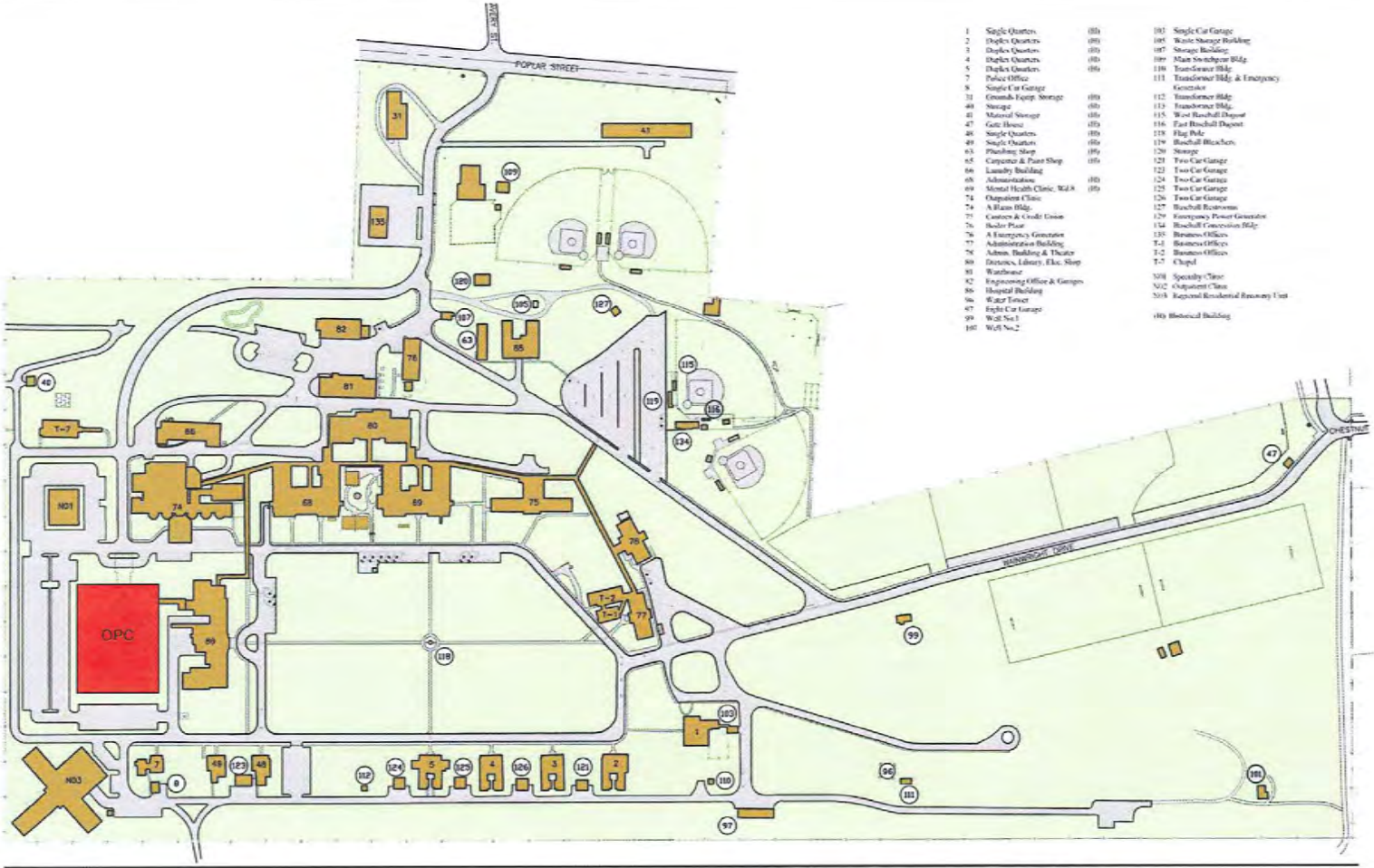


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager: CJP	Project No. 82097017	Terracon Consulting Engineers & Scientists	PROJECT VICINITY MAP	Figure
Drawn by: CJP	Scale: SHOWN	12400 SE Freeman Way #102 Portland, Oregon 97222	NEW OUTPATIENT CENTER	1
Checked by: CJP	File Name: FIGURE 1	PH. (503) 659-3281 FAX. (503)659-1287	JONATHAN M. WAINWRIGHT VA CENTER	
Approved by: LRY	Date: March 2011		WALLA WALLA, WASHINGTON	



1	Single Quarters	(Hb)
2	Duplex Quarters	(Hb)
3	Duplex Quarters	(Hb)
4	Duplex Quarters	(Hb)
5	Duplex Quarters	(Hb)
7	Police Office	
8	Single Car Garage	
31	Grounds Equip. Storage	(Hb)
40	Storage	(Hb)
41	Material Storage	(Hb)
47	Gate House	(Hb)
48	Single Quarters	(Hb)
49	Single Quarters	(Hb)
63	Plumbing Shop	(Hb)
65	Carpenter & Paint Shop	(Hb)
66	Laundry Building	
68	Administration	(Hb)
69	Mental Health Clinic, WGS	(Hb)
74	Outpatient Clinic	
74	A Barn Bldg.	
75	Canteen & Credit Union	
76	Boiler Plant	
76	A Emergency Generator	
77	Administration Building	
78	Admin. Building & Theater	
80	Dietetics, Library, Elec. Shop	
81	Warehouse	
82	Engineering Office & Garages	
86	Hospital Building	
96	Water Tower	
97	Eagle Car Garage	
99	Well No.3	
100	Well No.2	
101	Single Car Garage	
105	Waste Storage Building	
107	Storage Building	
109	Main Switchgear Bldg.	
110	Transformer Bldg.	
111	Transformer Bldg. & Emergency Generator	
112	Transformer Bldg.	
113	Transformer Bldg.	
115	West Baseball Dugout	
116	East Baseball Dugout	
118	Flag Pole	
119	Baseball Bleachers	
120	Storage	
121	Two Car Garage	
123	Two Car Garage	
124	Two Car Garage	
125	Two Car Garage	
126	Two Car Garage	
127	Baseball Restrooms	
129	Emergency Power Generator	
134	Baseball Concession Bldg.	
135	Business Offices	
T-1	Business Offices	
T-2	Business Offices	
T-7	Chapel	
NO1	Specialty Clinic	
NO2	Outpatient Clinic	
NO3	Regional Residential Recovery Unit	

(Hb) Historical Building

ZBGa

VAMC Campus Plan
Walla Walla, Washington

NORTH

0 50' 100' 200' 400'

Project Manager: CJP	Project No. 62097017	Terracon Consulting Engineers & Scientists	Campus Site Plan
Drawn by: CJP	Scale: SHOWN	12400 SE Freeman Way, Suite 102 Portland, OR 97222	NEW OUTPATIENT CENTER
Checked by: CJP	File Name: Figure 2	PH. (503) 659-3281 FAX. (503) 659-1287	JONATHAN M. WAINWRIGHT VA CENTER WALLA WALLA, WASHINGTON
Approved by: LRY	Date: March 2011		Figure 2

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager: CJP	Project No. 82097017	Terracon Consulting Engineers & Scientists	RENDERING VIEW SOUTHEAST
Drawn by: CJP	Scale: NTS	12400 SE Freeman Way, Suite 102 Portland, OR 97222	NEW OUTPATIENT CENTER
Checked by: CJP	File Name: Figure 3	PH. (503) 659-3261 FAX. (503) 659-1287	JONATHAN M. WAINWRIGHT VA CENTER WALLA WALLA, WASHINGTON
Approved by: LRY	Date: March 2011		

Figure 3

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

1.3 Agency Consultation

The following agencies were consulted as part of this EA.

- ACHP – The ACHP was consulted as part of Section 106 of the NHPA consultation.
- Army Corps of Engineers (ACE) – The ACE was consulted as part of the jurisdictional wetland assessment.
- Confederated Tribes of the Colville Reservation (CTCR) – The CTCR was consulted as part of Section 106 of the NHPA consultation
- Confederated Tribes and Bands of the Yakama Indian Nation (Yakama) – Yakama was consulted as part of Section 106 of the NHPA consultation
- CTUIR – The CTUIR was consulted as part of Section 106 of the NHPA consultation
- City of Walla Walla – The City of Walla Walla was consulted as part of Section 106 of the NHPA consultation.
- DAHP – DAHP was consulted as part of Section 106 of the NHPA consultation.
- Nez Perce Tribe – The Nez Perce Tribe was consulted as part of Section 106 of the NHPA consultation
- United States Fish and Wildlife Service (USFWS)- The USFWS was consulted as part of biological resource assessment.
- United States Department of Agriculture (USDA) - The USDA was consulted with respect to soil survey.
- Unites States Environmental Protection Agency (USEPA) – The USEPA was consulted with respect to environmental regulations.
- WanapumTribe – The Wanapum Tribe was consulted as part of Section 106 of the NHPA consultation
- Washington Department of Ecology (Ecology) – Ecology was consulted regarding air and water quality.

2.0 ALTERNATIVES

2.1 Development of Alternatives

The VA considered the following alternatives to implement Secretary Nicholson's CARES decision: (1) construct new OPC, (2) renovate existing buildings, (3) lease space in the community, and (4) contract out primary and specialty care to outside providers. Alternatives 2, 3, and 4 were considered but not carried forward for reasons discussed below. Constructing a new OPC was selected as the preferred alternative and will be analyzed in-depth in this EA as the Proposed Action.

2.1.1 Alternative 1, (Preferred) Construct new OPC

A new state-of-the-art outpatient building will be constructed that will house most of the outpatient needs at the medical center. The new OPC will be connected to existing Building 86;

Building 86 will be fully renovated for clinical, administrative and support functions. Significant site work is included to consolidate VA operations into the west end of the campus (24 acres). Vacated land and buildings will be available for potential reuse (64 acres). This is the preferred alternative as gaps in workload for mental health and specialty care (identified in CARES) will be met with this option. Wait times for specialty care will meet targets when adequate space is available in a new state-of-the-art outpatient clinic. The new building will correct many inefficiencies due to current space and functional accommodations in historic structures.

2.1.2 Alternative 2, Renovate

This option would essentially require that all campus buildings be renovated to state-of-the-art conditions. Building 86 and 74 would be renovated for patient services. Administrative and support functions would continue to be housed in renovated buildings throughout the campus. Only Building 86 has been seismically upgraded; therefore, Buildings 66, 68, 69, 74, 77, 78, 81, and 82 would require seismic structural upgrades as well. All buildings would require asbestos and lead abatement. Extensive construction would be needed in patient care buildings to correct safety and space deficiencies. Renovation to correct identified facility condition assessment deficiencies alone would not correct adjacency or proximity issues to operate in an efficient or functional way. Inefficiencies would remain as services are provided in historic buildings spread over an 88 acre expanse. Furthermore, major portions of the campus infrastructure including electrical, steam, water, and sewer distribution systems would require replacement.

2.1.3 Alternative 3, Lease Space in Community

Lease 195,000 gross square feet of space in the community and completely vacate the campus for potential reuse. There is not sufficient space to lease in the community to accommodate the space and service needs. The cost to lease (new building) and pay for associated capital tenant improvements would be higher than to construct on-site. This alternative does not comply with the Secretary's decision to locate the new facility on the Walla Walla VA campus.

2.1.4 Alternative 4, Contract Out

Contracting out primary and specialty care to outside providers is not a viable option as local availability of providers is limited in this very rural community. In the past, VAMC Walla Walla has used local providers to aid in reducing the wait lists, and that process proved to be difficult due to limited availability and high costs. For these reasons, contracting out all care under this alternative is not viable.

2.2 Alternatives Retained For Detailed Analysis

2.2.1 Proposed Action Alternative

Alternative 1, Construct a new OPC, was selected as the preferred alternative and will be analyzed in-depth in this EA as the Proposed Action Alternative. The new OPC building will be a two-story 67,000 square foot building and will be connected to Building 86 through a single corridor. The final OPC building design will be developed in consultation with DAHP and ACHP as required by Section 106 of the National Historic Preservation Act.

Additional ancillary actions associated with constructing the OPC include the following:

- Demolition of Building #129 - The emergency generator building demolition and/or relocation is proposed to accommodate construction of the OPC building.
- Installation of a New Offsite Fire Suppression Water Line – Installation of an off-site fire suppression water line that will service the new OPC building is proposed between the OPC building and an existing City water line in Poplar Street.
- Potable Water Line – Extension of a potable water line to serve the OPC building is proposed from the existing utility lines to the new building.
- Electric Line – Extension of an electrical line to serve the OPC building is proposed from existing utility lines to the new building.
- Natural Gas Line Installation – Extension of a natural gas line to serve the OPC building is proposed from the existing utility line to the new building.
- Replace Sanitary Sewer Line – Installation of a replacement sanitary sewer line that runs through the western portion of the site is proposed to service the new OPC buildings.
- Parking Spaces – Construction of additional paved parking spaces are proposed in the vicinity of the OPC building.
- Relocation of Sweat Lodge – Relocation of the existing Sweat Lodge is proposed to a currently vacant site in the northwestern portion of the campus.

2.2.2 No Action Alternative

Under this alternative, the Proposed Action would not be implemented. The No Action alternative will be analyzed in this EA to provide a baseline from which to compare the Proposed Action alternative. The impacts of the Proposed Action will be contrasted with the current condition and future condition in the absence of the project.

3.0 AFFECTED ENVIRONMENT/ENVIRONMENTAL CONSEQUENCES

A detailed assessment of the effect of the Proposed Action for each environmental attribute is provided below. For each attribute of the proposed action, the existing condition, the anticipated construction condition and the final normal operation condition are discussed when applicable. In addition, the no action alternative is discussed.

3.1 Aesthetics

The VAMC campus and proposed OPC building area is located within the Fort Walla Walla Historic District. The threshold of significance for the aesthetics attribute is a significant effect as defined in Section 106 of the NHPA that cannot be mitigated through consultation.

3.1.1 Aesthetics No Action Alternative

As no action would occur under this alternative a significant effect to the Historic District would not be anticipated. However, the No Action Alternative would not satisfy the purpose and need for the Proposed Action stated above.

3.1.2 Aesthetics Existing Condition Proposed Action

The existing visual setting of the proposed OPC site consists of a historic campus with buildings constructed from the 1850s to the 1950s. The site consists of asphalt paved parking lots, vegetative buried utility corridors, grass lawn with mature trees and a tree lined roadway. The Tree Inventory Report (1984. Amended 2010), identified approximately 45 trees located within the OPC project area. In addition, Building 129 (Emergency Power Generation Building), a single story brick building constructed in 1973, is also located within the proposed OPC site area.

3.1.3 Aesthetics Construction Condition Proposed Action

Construction activity associated with the OPC building, associated utility upgrade and parking lot improvements is anticipated to be completed over a temporary period of time (up to three years). Vegetation removed during construction is anticipated to include approximately 45 trees and associated shrubs and grass-covered lands. The removal of mature trees (oldest planted circa 1970) during construction will impact the visual aesthetic of this portion of the VAMC campus. However the visual impacts associated with construction are addressed by the Memorandum of Agreement (MOA), dated December 16, 2010 in accordance with Section 106 of the NHPA. The MOA stipulates actions the VA will take to mitigate the impacts to a level of non-significance.

3.1.4 Aesthetics Normal Operation Condition Proposed Action

The aesthetic normal operating condition consists of a two story 67,000 SF building with associated corridor connecting to Building 86 and associated parking area. The current concept of the proposed building contains a flat roof, metallic siding and a more modern appearance. The final OPC building design will be developed in consultation with DAHP and the ACHP in accordance with the (MOA), dated December 16, 2010 as required by Section 106 of the National Historic Preservation Act. The MOA stipulates actions the VA will take to mitigate the impacts to a level of non-significance.

3.2 Land Use

The elevation of the site is approximately 900 feet above mean sea level (amsl) and is located on an elevated plateau situated above Bryant and Garrison Creeks to the south. The proposed area is nearly level to very gently sloping in the southwest direction. A general location map is provided as Figure 1. The City of Walla Walla has zoned the VAMC campus as Public Reserve Land. The area adjoining the proposed OPC building (including remaining VAMC campus and Fort Walla Walla Park) are also zoned Public Reserve Land.

The threshold of significance for the land use attribute consists of general conformance with the zoned use. Use not in compliance with the zoned use would constitute a significant effect, although the VA is not subject to local zoning requirements.

3.2.1 Land Use No Action Alternative

As no action would occur under this alternative a significant effect to the land use would not be anticipated as the current use is consistent with the zoned use of the property. However, the No Action Alternative would not satisfy the purpose and need for the Proposed Action stated above.

3.2.2 Land Use Existing Condition Proposed Action

The existing land use conditions include an onsite hospital (VAMC campus), adjoining park (Fort Walla Walla Park, near-by non-profits (Fort Walla Walla Museum), nearby cemetery (Fort Walla Walla cemetery), and a nearby residential area (mobile home park).

3.2.3 Land Use Construction Condition Proposed Action

The construction land use conditions for the adjoining areas are not anticipated to be affected by the OPC construction as the proposed use is consistent with the zoned use (Public Reserve Land). Therefore, a significant effect is not anticipated.

3.2.4 Land Use Normal Operation Condition Proposed Action

The proposed action is not anticipated to have adverse effects on the land use in the vicinity of the project including residential, parkland, or commercial properties, as the use is consistent with the zoned use.

3.3 Air Quality

Air quality is evaluated by the EPA and Washington Department of Ecology (Ecology) under the Clean Air Act. Pollutants including particulate matter, ozone and carbon monoxide are measured and if they exceed applicable criteria, the area is designated a non-attainment maintenance area. The Clean Air Act established the National Ambient Air Quality Standards (NAAQS) and associated permits including Title V for major sources to regulate air emissions. The NAAQS primary standards are the threshold of significance for the pollutants of concern include carbon monoxide 9 parts per million (ppm) over 8 hours, particulate matter (PM_{10}) of 150

µg/m^3 over 24 hours, ozone of 0.075 ppm over 8-hours and sulfur dioxide of 0.14 ppm over 24-hours.

3.3.1 Air Quality No Action Alternative

As no action would occur under this alternative a significant effect to the air quality would not be anticipated. However, the No Action Alternative would not satisfy the purpose and need for the Proposed Action stated above.

3.3.2 Air Quality Existing Condition

The EPA Region 10 State Implementation Plan (SIP) administered by Ecology for Washington has designated Walla Walla County a Maintenance Area for particulate matter. The Walla Walla County area has not been designated a non-attainment area.

3.3.3 Air Quality Construction Condition

Some impact on air quality is anticipated during the construction phase of the project due to dust generated from earthwork, welding fumes, surface coating and construction equipment emissions. The proposed project and related operations are not anticipated to result in air emissions in excess of the NAAQS. In accordance with Washington Administrative Code (WAC) 173-400-035 a permit associated with portable temporary power may be required during construction and ACM abatement will require prior Ecology and Walla Walla County Health Department notification.

In accordance with the General Conformity Rule under the Clean Air Act, federal actions must comply with the national ambient air quality standards. Specifically, a federal agency must demonstrate that an action approves permits or supports the SIP. However, there are three exceptions to the General Conformity Rule including (1) Actions covered by the transportation conformity rule, (2) actions with associated emissions below specified de minimis levels, and (3) other actions with are either exempt or presumed to conform. As the facility is anticipated to generate less than 100 tons per year of PM_{10} particulate matter, the action is considered de minimis and therefore exempt from the General Conformity Rule.

The project specification will detail dust and associated construction particulate mitigation measures required during construction of the proposed OPC building. Asbestos containing materials (ACM) and lead based paint (LBP) abatement will be completed in accordance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) and the Washington Industrial Safety and Health Act (WISHA). The use of ozone depleting substances (ODS) will be mitigated in the project specification. Based on the above, a significant effect to air quality during construction is not anticipated.

3.3.4 Air Quality Normal Operation Condition

A permit to construct and permit to operate a boiler will be required under the Clean Air Act and WAC 173-401. Impacts to air quality in excess of NAAQS and Ecology air emissions are not anticipated during normal operations including particulate, ozone and carbon monoxide

emissions from patients, staff and visitors to the OPC facility. The emergency power backup generator will require a permit in accordance with Ecology General Order No. 06-AQG-006 dated October 6, 2006. Based on the above, a significant effect during normal operation is not anticipated.

3.4 Cultural Resources

The threshold of significance for the cultural resources attribute is a significant effect as defined in Section 106 of the National Historic Preservation Act of 1996 that cannot be mitigated through consultation.

3.4.1 Cultural Resources No Action Alternative

As no action would occur under this alternative a significant effect to cultural resources would not be anticipated. However, the No Action Alternative would not satisfy the purpose and need for the Proposed Action stated above.

3.4.2 Cultural Resources Existing Condition

The VAMC complex is part of the Fort Walla Walla Historic District with 15 buildings currently registered on the National Register of Historic Places (NRHP). The August 2010 Cultural Resources Survey (CRS) Report by ICF International, Inc. identified 17 additional historic resources eligible for NRHP listing (ICF, 2010). In addition, the CRS Report identified archaeological resources within proposed utility improvement areas associated with the OPC building construction. Previous cultural reports (HRA, 2010; Plateau, 2010) have also identified cultural resources within the subject property. In general, archaeological resources are anticipated throughout the campus. The consulting parties commented on the CRS Report and a revision to the CRS Report responding to consulting party comments is required in accordance with Section 106 consultation.

The VA entered into a MOA with DAHP, ACHP and the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) dated December 16, 2010 as required by Section 106 of the National Historic Preservation Act. The MOA stipulates actions the VA will take to mitigate the impacts to a level of non-significance.

3.4.3 Cultural Resources Construction Condition

Impacts to cultural resources, including archaeological and historical resources during construction of the OPC are mitigated by the stipulations outlined in the MOA, dated December 16, 2010. Additional details on compliance with Section 106 requirements are outlined in Section 5. The MOA stipulates actions the VA will take to mitigate the impacts to a level of non-significance.

3.4.4 Cultural Resources Normal Operation Condition

Impacts to cultural resources during normal operations of the OPC, including maintenance activities, are mitigated by the stipulations outlined in the MOA, dated December 16, 2010.

Additional details on compliance with Section 106 requirements are outlined in Section 5. The MOA stipulates actions the VA will take to mitigate the impacts to a level of non-significance.

3.5 Geology and Soils

The threshold of significance for the geology and soil attribute includes impacts to subsurface soil in excess of Ecology's Model Toxic Control Act (MTCA) cleanup regulations and Ecology Water Quality regulations.

3.5.1 Geology and Soil No Action Alternative

As no action would occur under this alternative a significant effect would not be anticipated. However, the No Action Alternative would not satisfy the purpose and need for the Proposed Action stated above.

3.5.2 Geology and Soils Existing Condition

Walla Walla County contains two major fault systems, which intersect at approximately a 90-degree angle just southeast of Walla Walla in the northeastern part of Umatilla County, Oregon. These two fault systems are the Wallula Fault Zone and the Hite Fault System. Other minor fault systems also exist in the area. The USGS Quaternary Fault and Fold database outlines the closest mapped active fault to the site is an unnamed (Fault Number 578B) Class B fault located about four miles northeast of the project site. A Class B fault is defined by the USGS as "Geologic evidence demonstrates the existence of Quaternary deformation, but either (1) the fault might not extend deeply enough to be a potential source of significant earthquakes, or (2)the currently available geologic evidence is too strong to confidently assign the feature to class C but not strong enough to assign to Class A.

The mapped soil type identified at the site is the Walla Walla silt loam on 0 to 8 percent slopes, according to the United States Department of Agriculture (USDA), Natural Resources Conservation Service Soil Survey dated June 9, 2009. Soils are well drained, and are formed in a loess parent material. A typical soil profile consists of approximately 3 feet of silt loam underlain by at least two feet of stratified loamy fine sand and silt loam.

Terracon completed a Geotechnical Engineering Report dated June 2010 for the proposed OPC building area. The site soils were generally identified as consisting of 6 to 9½ feet of soft to medium silt underlain by stiff silt to about 31 to 35 feet below ground surface (bgs). Groundwater was identified at a depth of approximately 31 to 35 feet bgs.

Terracon completed a Phase II Environmental Assessment for the proposed OPB building area. The investigation included the completion of three soil borings as groundwater monitoring wells and collection of associated soil samples for chemical analysis. The Phase II ESA Report concluded the proposed OPC building area subsurface soil and groundwater does not appear to be impacted above applicable criteria.

3.5.3 Geology and Soils Construction Condition

The Terracon Geotechnical Engineering Report (Terracon 2010) noted the potential for 6 to 9½ feet of collapsible soils during a seismic event. The report recommended the removal of the collapsible soils under the proposed building and reduction of the risk of collapse through control of surface water infiltration and migration.

The construction plans will contain soil erosion and sediment control Best Management Practices (BMPs), as part of a construction Storm Water Pollution Prevention Plan (SWPPP), to address soil intrusive activities including clearing, grubbing, grading, excavating and temporary stockpiling of site soils. A construction NPDES general permit will be required associated with soil intrusive activities. BMPs will also address requirements for proper maintenance of construction equipment, spill response procedures and construction equipment refueling requirements to reduce the potential for discharge of petroleum or other hazardous materials to the environment. Therefore, a significant effect during construction is not anticipated.

3.5.4 Geology and Soils Normal Operation Condition

The VAMC campus, including the OPC building normal operations, utilizes BMPs to reduce the potential for subsurface soil discharge of hazardous waste. Routine maintenance activities such as landscaping, irrigation system maintenance and pavement maintenance utilize BMPs to reduce sediment, oil-grease and other pollutants from being discharged to site soils. Therefore, a significant effect during normal operations is not anticipated.

3.6 Hydrology and Water Quality

The threshold of significance for the Hydrology and Water Quality attribute includes impacts to subsurface groundwater in excess of Ecology's Model Toxic Control Act (MTCA) cleanup regulations and Ecology Water Quality regulations.

3.6.1 Hydrology and Water Quality No Action Alternative

As no action would occur under this alternative a significant effect would not be anticipated. However, the No Action Alternative would not satisfy the purpose and need for the Proposed Action stated above.

3.6.2 Hydrology and Water Quality Existing Condition

The City of Walla Walla is not located geographically adjacent to major surface water bodies; however, various permanent and intermittent streams exist within the City limits and greater Walla Walla Valley. The most notable creek within city limits is likely considered Mill Creek, which drains west-southwest and is located approximately 4,500 feet north of the VAMC. Bryant Creek, located approximately 300 feet to the south of the site, is the surface hydrological feature within the closest proximity to the site. Bryant Creek drains west-southwest and is a tributary of Garrison Creek, located approximately 750 feet to the south of the site. Mill Creek

and Bryant Creek are not 303(d) listed water bodies. However, Garrison Creek is a 303(d) listed water body due to chlorine.

No surface water resources are located on the site; however, the site is located on an elevated plateau landform located topographically above the aforementioned Bryant Creek. An unnamed creek north of the VAMC campus drains into Mill Creek and an unnamed creek south of the VAMC campus drains into the Walla Walla River.

As noted in the Geotechnical Engineering Report, groundwater was encountered at a depth of 31 to 35 feet bgs. It should be noted that the depth to water likely fluctuates with surface elevation and seasonal precipitation levels; therefore, the above depth to water should be considered approximate.

City of Walla Walla potable water is primarily sourced from the Mill Creek Watershed. According to the 2008 City of Walla Water Quality Report, in a typical year approximately 80 to 90 percent of city potable water is obtained from the Mill Creek headwaters and piped to the Mill Creek Water Treatment Plant. The remaining potable water is obtained from four municipal water supply wells. Based on data collected from analysis of over 1,000 samples, the City of Walla Walla system met applicable State and Federal drinking water quality regulations in 2008.

The VAMC complex currently obtains potable water from two on-site water supply wells. A well log obtained from the Washington Department of Ecology (Ecology) for the VAMC campus noted the well is perforated from 83 to 103 feet bgs and yielded an estimated 800 gallons per minute during an air pump test completed in 1980.

Currently stormwater is disposed at the VAMC by a combination of piped conveyance to Mill Creek, surface infiltration and Underground Injection Control (UIC) including drywells. Drywells are regulated by the United States Environmental Protection Agency (USEPA) and Ecology as Class V UICs. Five UICs located at the VAMC complex are registered with Ecology under UIC No. 30021. The site UIC registration status is listed by Ecology as “Grandfathered” as the existing drywells were installed prior to February 3, 2006.

Although there are existing storm drain outfalls from the VAMC into Mill Creek, the proposed action will not have an outfall to Mill Creek. VAMC facilities engineering will address the existing outfall with the City as a separate issue.

The VAMC complex currently discharges sanitary waste to the City of Walla Walla Waste Water Treatment Plant by piped conveyance. The Wastewater Treatment Plant operates under a NPDES permit issued by Ecology.

3.6.3 Hydrology and Water Quality Construction Condition

During the construction of the proposed OPC, there is the potential for surface water impacts from sediment-laden runoff or from hazardous materials spills (oil, gas, hydraulic fluids).

Construction will require that temporary erosion control measures be implemented in accordance with regulations for stormwater prevention. A permit for stormwater discharge from a construction site in excess of one acre is required and, in this instance, a SWPPP must be maintained at the project site by the contractor. Construction will include compaction, grading, and re-vegetation as part of permanent erosion control. Regardless of the size of each aspect of the project, erosion protection and minimization of runoff during construction will be included as part of the design and construction of the facility. The project specifications will require BMPs to minimize the potential for surface water impacts from sediment laden runoff or from hazardous materials spills (oil, gas, hydraulic fluids) to include secondary containment systems and implementation of erosion and sediment runoff controls. A Spill Prevention, Control and Countermeasure (SPCC) plan during construction is anticipated to be required as greater than 1,320 gallons of oil, including diesel, will be stored in above ground storage tanks during construction.

The current project civil engineering plans depict drywells for stormwater infiltration. The Ecology Stormwater Management Manual for Eastern Washington dated September 2004 (Ecology, 2004) requires infiltration receptor soils for drywells to have a minimum permeability of 0.025 cm/sec (approximately 35 inches per hour). Confirmation of the infiltration rates within the proposed UIC locations will be required.

The Ecology document entitled *Guidance for UIC Wells that Manage Stormwater* dated December 2006 (Ecology, 2006) notes UICs constructed after February 3, 2006 must be registered via Rule Authorization (RA) or Area-Wide Permit. RA UICs must be registered prior to construction and must meet the Ecology non-endangerment standard. The non-endangerment standard can be completed by either the presumptive approach or the demonstrative approach.

<u>Presumptive Approach</u>
A site is RA eligible using the presumptive approach if criteria outlined in the Stormwater Manual for Eastern Washington is met. It should be noted the presumptive approach is not applicable if BMPs are not in place to remove or reduce contaminant load and /or vadose zone does not have applicable treatment capacity as defined by WAC 173-218-090.

<u>Demonstrative Approach</u>
A site is RA eligible using the demonstrative approach if site-specific analysis demonstrates that the proposed stormwater disposal complies with groundwater quality standard including the following:

- Site-specific analysis of pollutant loading
- Site-specific analysis of the treatment capacity of the vadose, if use for treatment
- Site-Specific stormwater BMPs
- Pollutant removal of site specific stormwater BMPs
- Technical bases supporting the performance claims for the selected BMPs

- Assessment of how stormwater BMPs will comply with state groundwater standards.

Based on the above information, the construction NPDES permit including proposed BMPs and the Rule Authorization of proposed UICs are anticipated to address impacts to hydrology and water quality. Therefore, a significant effect during construction is not anticipated.

3.6.4 Hydrology and Water Quality Normal Operation Condition

The normal operation condition includes long-term stormwater management within the OPC building area using drywells. The newly installed UICs will be registered with Ecology and the required BMPs, maintenance and monitoring will be completed. The use of UICs complies with the Energy Independence and Security Act of 2007 (EISA) Section 438 requirements. Based on the above information, a significant effect during the normal operating condition to hydrology and water quality is not anticipated.

3.7 Wildlife and Habitat

The threshold of significance for the Wildlife and Habitat attribute is the Endangered Species Act (ESA) or Washington Department of Fish and Wildlife Priority Habitat and Species.

3.7.1 Wildlife and habitat No Action Alternative

As no action would occur under this alternative a significant effect would not be anticipated. However, the No Action Alternative would not satisfy the purpose and need for the Proposed Action stated above.

3.7.2 Wildlife and Habitat Existing Condition

ICF completed a Biological Resources Technical Report dated January 2011 (ICF, 2011) for the 88-acre campus including the proposed OPC area. The report did not identify state priority habitat, state-listed species, or federally listed species within the 88-campus site. In addition, wetlands were not identified within the 88-campus site. Three areas of mapped wetlands were identified in the adjoining park including PF01A, PSS/F01A and PF01A. The boundary or listed buffer of the wetlands does not extend onto the VAMC campus.

The US Fish and Wildlife Service for Walla Walla County did not identify any endangered species. However, three federally listed threatened species and one species with designated critical habitat was identified by the US Fish and Wildlife within Walla Walla County. However, none of these species are located within the project area. The Washington Department of Fish and Wildlife did not identify state listed species within the project area. However priority species and priority habitat was identified outside of the project area. Fish species including bull trout, mountain whitefish, rainbow trout, spring Chinook and summer steelhead; animal species including ring-necked pheasant, ferruginous hawk and blue heron and priority habitat including riparian and wetlands were identified in the vicinity of the site including the Fort Walla Walla park.

3.7.3 Wildlife and Habitat Construction Condition

The proposed construction activities will be located outside of recommended buffers for species identified in the adjoining park. As endangered species or state priority listed species are not anticipated to be impacted, a significant effect to wildlife and habitat attribute during construction is not anticipated.

3.7.4 Wildlife and Habitat Normal Operation Condition

As not federal or state listed species exist within the project area or within the buffer zone of adjoining property listed priority species, a significant effect to wildlife and habitat attribute during normal operations is not anticipated.

3.8 Noise

The threshold of significance for the noise attribute is the OSHA noise limit.

3.8.1 Noise No Action Alternative

As no action would occur under this alternative a significant effect would not be anticipated. However, the No Action Alternative would not satisfy the purpose and need for the Proposed Action stated above.

3.8.2 Noise Existing Condition

The proposed planning area is considered a relatively quiet environment with no significant noise emitters. Minor sources of noise at the proposed site will include the normal vehicular traffic going through the site and along the adjacent roadways including State Route 125 to the southeast and US Highway 12 to the north.

3.8.3 Noise Construction Condition

The completion of the proposed OPC facility is not anticipated to have significant adverse noise impacts. The construction phase of the project is subject to noise limitations specified by project specifications.

Increases in noise levels would occur in the immediate vicinity of the proposed project site during the construction phase. However, adherence to appropriate OSHA standards would protect the workforce from excessive noise (29 CFR 1926.52). Noise impacts during construction of the proposed project would be short-term in duration and limited to daytime hours. Since construction related noise impacts are temporary in nature and would not expose people residing or working in the area to severe noise levels, it is anticipated that the impacts to residences, patients and employees would not exceed the OSHA noise limit. In addition, no work at night or blasting is anticipated at this time. Based upon the above, a significant effect due to noise is not anticipated.

3.8.4 Noise Normal Operation Condition

The VAMC campus participates in a hearing conservation program for employees which include assessing BMPs to reduce noise from routine activities. In addition as additional traffic during the normal operation is not anticipated, increase traffic noise is not anticipated. Based upon the above, a significant noise impact from normal operations is not anticipated.

3.9 Floodplains, Wetlands and Coastal Zone Management

The threshold of significance for this attribute is Ecology Stormwater Quality Regulations.

3.9.1 Floodplains, Wetlands and Coastal Zone No Action Alternative

As no action would occur under this alternative a significant effect would not be anticipated. However, the No Action Alternative would not satisfy the purpose and need for the Proposed Action stated above.

3.9.2 Floodplains, Wetlands and Coastal Zone Management Existing Conditions

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) database was reviewed for flood zoning designation for the site; however, the site is located in an area that has not been mapped by FEMA. Based on the topographic and geomorphic position of the site on an elevated plateau, the probability of flooding is considered to be low for the proposed OPC building area.

The ICF Biological Resources Technical Report did not identify the presence of wetlands within the proposed OPC building area.

Stormwater is currently managed within the VAMC complex by combination of UICs and piped conveyance to nearby creeks that discharge into Mill Creek or the Walla Wall River.

The VAMC is not located within a Coastal Zone.

3.9.3 Floodplains, Wetlands and Coastal Zone Management Construction Conditions

Stormwater during construction will be managed in accordance with a construction NPDES permit. The SWPPP will include BMPs to reduce stormwater impacts. BMPs for UICs installed during construction will require sediment barriers. UICs will reduce the potential for flooding associated with discharges to the nearby creeks by infiltrating stormwater instead of direct discharge. The sediment control BMPs outlined in the SWPPP will reduce the potential for sediment discharge to nearby wetlands. Based on the above, a significant effect during construction to floodplains, wetlands and coastal zones is not anticipated.

3.9.4 Floodplains, Wetlands and Coastal Zone Management Normal Operation Conditions

The proposed OPC normal operation condition includes UICs and stormwater management BMPs to address stormwater discharges in accordance with Ecology Stormwater Quality regulations. Therefore, and adverse effect during normal operation is not anticipated.

3.10 Socioeconomics

The threshold of significance for the socioeconomic attribute is impact to employment within the vicinity of Walla Walla and increased demand for public resources such as schools, police and fire departments.

3.10.1 Socioeconomics No Action Alternative

As no action would occur under this alternative a significant effect would not be anticipated. However, the No Action Alternative would not satisfy the purpose and need for the Proposed Action stated above.

3.10.2 Socioeconomic Existing Condition

The City of Walla Walla is the County Seat and largest city within Walla Walla County with a year 2000 census population of 29,686. The US Census Bureau estimates 2006 population at 30,945. The City of Walla Walla covers an area of approximately 11 square miles. The 1999 median household income is reported to $31,855.

3.10.3 Socioeconomic Construction Condition

It is anticipated that socioeconomic impacts from implementation of the proposed OPC building construction will have a short-term (up to 3 years) positive impact on employment due to hiring of construction personnel (anticipated to be 250 people) and associated ancillary positive impacts.. It is likely the construction workers will be retained from the existing population surrounding Walla Walla and therefore additional impacts to public services such as schools, police and fire departments are not anticipated. Based on the above, a significant impact to Socioeconomic Condition during Construction is not anticipated.

3.10.4 Socioeconomic Normal Operation Condition

The proposed operations within the OPC will retain employment of personnel within the greater Walla Walla community and these personnel will contribute to the economy (e.g. lodging, restaurants and retail sales) and community development (e.g. nurses, doctors participating in community activities). As the number of employed people during the normal operations is anticipated to be similar to existing conditions, an additional impact to public resources such as schools, police and fire departments is not anticipated. Based upon the above information, a significant effect to socioeconomic attribute from long-term normal operations is not anticipated.

3.11 Community Service

The threshold of significance for the community service attribute is impact to employment within the vicinity of Walla Walla and increased demand for community services including wastewater treatment, potable water, schools, police and fire departments.

3.11.1 Community Service No Action Alternative

As no action would occur under this alternative a significant effect would not be anticipated. However, the No Action Alternative would not satisfy the purpose and need for the Proposed Action stated above.

3.11.2 Community Service Existing Condition

Fire department and waste water treatment / sanitary sewer connections are currently provided by the City of Walla Walla. The VAMC currently maintains a police force for security and law enforcement, however, the City of Walla Walla Police Department will provide mutual aid if requested.

3.11.3 Community Service Construction Condition

Additional impacts during construction to community services are not anticipated because security will be provided by the VA police, potable water from onsite water wells and temporary sanitary services (such as portable toilets) will be provided. Impacts to community services such as schools associated with construction worker dependents is not anticipated as it is likely construction workers will be retained from the local labor force within the vicinity of Walla Walla. Based on the above information, a significant effect to community services during construction is not anticipated.

3.11.4 Community Service Normal Operation Condition

As the number of employed people during the normal operations is anticipated to be similar to existing conditions, an additional impact to community services is not anticipated. Based upon the above information, a significant effect to the community service attribute from long-term normal operations is not anticipated.

3.12 Solid and Hazardous Materials

The threshold of significance for the solid and hazardous materials attribute is EPA Resource Conservation and Recovery act (RCRA), EPA Toxic Substance Control Act (TSCA) and EPA Medical Waste Tracking Act (MWTA) for waste disposal and OSHA for Asbestos Containing Materials (ACM) and Lead Based Paint (LBP) abatement.

3.12.1 Solid and Hazardous Materials No Action Alternative

As no action would occur under this alternative a significant effect would not be anticipated. However, the No Action Alternative would not satisfy the purpose and need for the Proposed Action stated above.

3.12.2 Solid and Hazardous Materials Current Condition

Previous ACM Survey Reports (BME&C, 2003 and EHS 1990) and LBP Survey Reports (MCS, 2002) have identified the presence of ACM and LPB within the VAMC campus. The campus reportedly contains buried medical waste from historic operations; however, buried medical waste was not encountered during the cultural resource shovel test probes or in the borings advanced for the geotechnical investigations.

3.12.3 Solid and Hazardous Material Construction Condition

ACM and LBP have been identified in buildings within the VAMC complex. Completion of updated ACM and LBP surveys of building areas anticipated to be disturbed to assess the potential presence of ACM and LBP is required if this area has not already been surveyed. Areas of ACM including friable and non-friable and LBP outlined in the previous survey reports that will be disturbed during construction should be abated. Friable ACM must be abated in accordance with NESHAP and non-friable ACM in accordance with OSHA and Washington Department of Environmental Occupational Health (DEOH). Lead based paint abatement should be completed in accordance with OSHA requirements. The remaining areas that are not disturbed by the construction should be included and addressed in an Operation and Maintenance (O&M) plan.

Hazardous waste is not anticipated to be generated during construction with the exception of ACM and LBP identified above and routine construction debris, which is anticipated to be disposed at either an offsite municipal landfill approved for the waste stream or construction debris landfill. Transformers are not anticipated to be encountered during construction. However, if transformers or other potential PCB containing materials are encountered, they should be disposed in accordance with the TSCA.

Buried medical waste encountered during construction will be disposed in accordance with applicable regulations in accordance with the Medical Waste Tracking Act of 1988 (MWTA) at an approved landfill or incinerator.

Emergency Planning and Community Right-to-Know Act (EPCRA) diesel fuel thresholds maybe required depending on the size of the diesel Aboveground Storage Tank (AST) associated with the emergency generator if the total volume of all diesel and gasoline stored within the VAMC complex in ASTs exceeds 10,000-gallons.

The existing Spill Prevention Control and Countermeasure plans will need to be updated to address storage of additional petroleum product in the emergency generator associated with the proposed OPC building.

A significant effect by solid and hazardous materials during construction is not anticipated as these impacts will be mitigated by implementation of EPA and OSHA regulations identified above.

3.12.4 Solid and Hazardous Material Normal Operation Condition

Hazardous waste generated during normal operation would be disposed in accordance with EPA RCRA regulations. Medical waste generated during normal operations would be disposed in accordance with MWTA. Therefore a significant effect during normal operating condition is not anticipated as wastes generated will be disposed in accordance with applicable EPA regulations.

3.13 Transportation and Parking

The threshold of significance for the transportation and parking attribute includes compliance with the Americans with Disability Act (ADA) for parking spaces.

3.13.1 Transportation and Parking No Action Alternative

As no action would occur under this alternative a significant effect would not be anticipated. However, the No Action Alternative would not satisfy the purpose and need for the Proposed Action stated above.

3.13.2 Transportation and Parking Existing Conditions

The proposed OPC building area includes the existing patient and staff parking in Lots 2 and 6.

3.13.3 Transportation and Parking Construction Conditions

Construction of OPC will result in the loss of approximately 170 standard and 9 ADA parking spaces in two parking lots (2 and 6). Lot 2 is located west and adjacent to Building 86 and Lot 6 is situated essentially between Buildings 74 and 86 (Exhibit A-1 and A-2). These buildings and lots are the most frequently utilized on campus and the buildings will remain operational throughout the construction phase. Most visitors drive personal vehicles onto the campus for patient care or consultations in these buildings. Visits may last a few minutes or several hours and some patients may require access to both buildings, and other campus buildings, during a single visit. Based on VA adjusted 2009 patient visit data, it is estimated that the replacement of 100 patient parking spaces and 70 staff parking spaces will be required during construction.

Staff parking (70 spaces) will be relocated to an existing gravel lot to the east of the campus. Patient parking will be located within existing Lot 1 with a capacity of 125 spaces which would meet patient demand. A handicapped-equipped van or bus will be utilized for patient pickup and drop off from the parking lot to the point of service. The anticipated round trip time from the patient parking to the point of service drop off is less than 5 minutes. Additional vehicles associated with construction activities are not anticipated to be greater than 250 vehicles per day (500 vehicular trips per day) and will be confined to the construction area.

A shelter will be constructed in Lot 1 and the pick-up/drop-off will likely be at the rear or front ADA-compliant entrances of Building 74 and ADA-compliant north entrance of Building 86.

A significant impact from the temporary parking is not anticipated as ADA compliance parking will be retained within the campus.

Note: Construction-related traffic would be temporary in nature and limited in extent, and would not result in long-term increases in traffic volumes in the neighborhood.

3.13.4 Transportation and Parking Normal Operation Conditions

The normal operation condition includes construction of parking spaces that exceeds the project need. In addition, ADA compliant parking spaces will be located within the vicinity of the building. As the services provided in the OPC are consolidated from services currently provided in other buildings within the VAMC complex, additional traffic is not anticipated. Therefore a traffic study was not completed. Based on the above information, a significant effect is not anticipated during the normal operation condition.

3.14 Utilities

The threshold of significance for the utilities attribute includes Section 106 of the National Historic Preservation Act of 1996 that cannot be mitigated through consultation during utility installation and the National Plumbing Code or construction specification.

3.14.1 Utilities No Action Alternative

As no action would occur under this alternative a significant effect would not be anticipated. However, the No Action Alternative would not satisfy the purpose and need for the Proposed Action stated above.

3.14.2 Utilities Existing Conditions

Campus-wide existing utilities include potable water, steam lines, electrical power, sanitary sewer, telephone, and stormwater conveyance.

3.14.3 Utilities Construction Condition

Utility improvements to the campus associated with the OPC project include installation of a fire suppression water line including backflow preventer, natural gas pipeline, and electrical, and enhanced telecommunications (fiber optic line) for the campus. In addition, the OPC building will be connected to existing campus utilities including potable water pipelines and sanitary sewer. As noted above, the proposed stormwater management will utilize UICs (drywells).

The construction specifications require the potable water system to be hydrostatic tested to confirm water pressure and a disinfection fluid (chlorinated water) will be utilized to disinfect the potable water system prior to normal operation in accordance with the American Water Works Association standard C651-99 Disinfecting Water Mains. These fluids will be discharged to the sanitary sewer system. Dewatering fluid is not anticipated to be generated during construction as groundwater is deeper that proposed building foundation and utility installation depths.

However, if dewatering fluid is generated, it will be managed in accordance with the construction NPDES permit.

The VA will comply with the City of Walla Walla's policies and standards (as applicable) for connecting to City utilities. In terms of impact to infrastructure, the City's letter of September 2, 2009 assured VAMC that the City had ample capacity to serve VAMC's fire flow and sewer needs. Additionally, the design/build contractor will determine adequacy of existing sewer connection; if a new sewer connection is necessary, the VA will coordinate with the City accordingly. Although the VA does not anticipate additional effluent flow due to the replacement of existing functions currently housed in other buildings, the VA will notify the City of new plumbing fixtures added so the City can determine if additional Capital Facility Charges are necessary. Last, with regards to expansion of the VAMC's domestic water system, the VA will comply with the Washington Office of Drinking Water regulations for submitting a Water System Plan.

Impacts to cultural resources during utility installation are mitigated by the stipulations outlined in the MOA, dated December 16, 2010. The MOA stipulates actions the VA will take to mitigate the impacts to a level of non-significance.

Based on the above information, a significant effect during normal operation is not anticipated.

3.14.4 Utilities Normal Operation Conditions

The normal operation condition includes modernized utilities (sanitary sewer, potable water and natural gas) which should have a positive impact to employees due to safer water distribution, sanitary disposal and utility distribution. The fire suppression is anticipated to include backflow protection, thus reducing the potential for stagnant water flowing into city potable water lines. Additional positive impacts include energy efficient equipment such as chiller instead of window mounted air conditioning units, insulated windows and water conserving toilets. Based on the above information, a significant effect to the normal operation condition is not anticipated.

3.15 Environmental Justice

The threshold of significance for environmental justice attribute is Executive Order 12898.

3.15.1 Environmental Justice No Action Alternative

As no action would occur under this alternative a significant effect would not be anticipated. However, the No Action Alternative would not satisfy the purpose and need for the Proposed Action stated above.

3.15.2 Environmental Justice Existing Condition

The majority of the population within Walla Walla County consists of Caucasian and Hispanic ethnicity with minor proportions of Black, Native American, and Asian ethnicity. The VA provides

equal access to minorities, encourages the hiring of disabled veterans and disadvantages businesses enterprises.

3.15.3 Environmental Justice Construction Condition

Construction of the OPC is not anticipated to change minority or disenfranchised population affected environments including air, water, land use or natural resources as the proposed building area currently is owned and operated by the VA. Therefore, a significant effect as defined in Executive Order 12898 is not anticipated.

3.15.4 Environmental Justice Normal Operation Condition

The proposed action is not anticipated to change minority or disenfranchised population affected environments including air, water, land use or natural resources during the normal operations as the proposed building area currently is owned and operated by the VA. Therefore, a significant effect as defined in Executive Order 12898 is not anticipated.

3.16 Cumulative Impacts

The Council on Environmental Quality (CEQ) defines cumulative impact in Section 1508.5 as "…the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (Federal or non-Federal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time."

Cumulative impacts requiring assessment include the following:

- Enhanced Use Lease (EUL) – Under the EUL, the western 24-acres of the 88-acre campus would be retained by the VA. The remaining 64-acres would be available for the State of Washington Veterans Home and/or leased to the public. The portion leased would be considered the EUL. In return for allowing VA property to be leased for non-VA uses on Department-controlled land, VA can require rent in the form of, monetary payments or other "in-kind" consideration, which in the opinion of the Secretary enhances a particular VA activity's mission.
- Construction of the proposed Residential Recovery Unit (RRU) – The proposed RRU will be located in the southwestern portion of the campus in the vicinity of the OPC. The RRU is proposed to consist of a 23,000-square foot 36-bed building that will provide in-patient mental health rehabilitation services including substance abuse, psychosocial rehabilitation and reentry from incarceration services. The RRU, like the OPC, will replace existing functions currently housed in other buildings within the VAMC facility.
- Construction of the proposed Specialty Care Unit (SCU) – The proposed SCU will be approximately 16,000-square foot and located in the western portion of the campus in the vicinity of the OPC building.

- Steam line utility repairs- Antiquated steam lines will be repaired within the VAMC complex as they are currently leaking steam. As the proposed OPC building will not be serviced with steam, this is a separate action.
- Campus-wide electrical loop improvements. A new 12-kilovolt electrical loop will is proposed to be installed within the western portion of the VAMC campus to allow for consolidation of VA services within the western 24-acres of the campus.
- Campus-wide telecommunications upgrade (fiber optics). New fiber optic telecommunication lines are proposed within the western portion of the campus to allow for consolidation of VA services within the western 24-acres.

A separate EA should be prepared for the EUL subsequent to understanding the proposed use of the EUL parcels including any proposed renovations, demolition or construction activities that may impact NRHP listed or NRHP eligible resources in compliance with Section 106 of the NRHP.

The cumulative impacts from the above actions are not anticipated as they have been mitigated either through implementation of regulation (including EPA, OSHA, Ecology) or through consultation and public involvement in accordance with Section 106 of the National Historic Preservation Act and associated MOA between the VA, DAHP, ACHP and CTUIR dated December 16, 2010. The MOA stipulates actions the VA will take to mitigate the impacts to a level of non-significance.

3.17 Potential for Generating Substantial Controversy

Controversy over impacts from construction or disturbance to the Parade Ground, removal of existing mature trees within the campus and modern appearance of the proposed OPC building was noted in previous public meetings (Section 4). Measures including consultation, avoidance of historical resources, replanting trees and modification of the aesthetics of the proposed building to address this controversy are underway and include no longer proposing temporary parking on the Parade Ground, completion of the December 16, 2010 MOA and replacing trees removed as part of the proposed actions landscaping plan.

4.0 PUBLIC INVOLVEMENT

The VAMC completed two public outreach meetings to discuss the proposed OPC project, invited public comment, and provide a forum for the public to discuss the proposed project directly with the VA.

Prior to each public meeting, a legal notice was published in the local newspaper, the Walla Walla Union Bulletin.

<u>June 2010 Public Meeting</u>

In general, the public comments were supportive of the proposed OPC building. Concern were voiced by the Public regarding for any proposed impacts to the Parade Ground, removal of trees, and changes to the aesthetic feel of the campus. The public comments also included a discussion of the "modern" appearance of the proposed OPC building relative to integration with Building 86 architecture.

August 2010 Public Meeting

In general, the public commented on the procedures utilized to assess if a building was NRHP eligible and also on the "modern" appearance of the proposed OPC building relative to historic Building 86.

March 2011 Public Meeting

There were no public comments.

Notice of Availability

A Notice of Availability (NOA) was issued to public and published in the local newspaper (Union Bulletin), the Walla Walla VAMC Website (http://www.wallawalla.va.gov) and at the VAMC complex canteen. The public had 30-days, ending April 15, 2011, to provide comment on the draft EA in accordance with NEPA regulations.

Comments on the DEA were submitted to the Public Affairs Liaison for the Walla Walla VAMC as listed below:

Linda Wondra, Public Affairs Officer
Walla Walla VAMC
77 Wainwright Drive
Walla Walla, Washington 99362
Phone: (509) 525-5200, Ext. 22811
Facsimile: (509) 527-6124
E-mail: linda.wondra@va.gov

Following publication of the NOI, comments were received from the following:

1. Brian Walker, AICP
   Assistant Director
   Development Services
   City of Walla Walla
   15 North 3rd Avenue
   Walla Walla, WA 99362

2. Tom Wells, P.E.
   Regional Engineer
   State of Washington

Department of Health
1500 West 4th Avenue, Suite 305
Spokane, Washington 99204

Mr. Walker expressed concerns regarding cumulative effects from the RRU, city water and sewer service, storm water disposal, traffic impacts, and easement of Fort Walla Walla's hiking trail south of the VA Medical Center. Mr. Wells expressed concerns regarding adequacy of the water system to serve increased use. See Appendix C. These comments were considered in the preparation of this final EA.

5.0 MANAGEMENT MEASURES

Compliance with regulations and implementation of BMPs are not considered mitigation but management measures. Management measures to be implemented during the design and construction of this project to reduce potential negative environmental impacts are provided below.

Resource	Proposed Action Impacts	Proposed Action Management Measures	No Action Alternative Impacts
Aesthetics	The removal of mature trees (oldest planted circa 1970) during construction and the modern appearance of the proposed building will impact the visual aesthetic of this portion of the VAMC campus. A significant effect is not anticipated for this impact.	Trees and shrubs will be planted in accordance with the proposed landscaping plan. The visual impacts are addressed by the Memorandum of Agreement (MOA), dated December 16, 2010. The MOA stipulates actions the VA will take to mitigate the impacts to a level of non-significance.	No impacts would occur
Air Quality	Some impact on air quality is anticipated during the construction phase of the project due to dust generated from earthwork, welding fumes, surface coating and construction equipment emissions. A significant effect is not anticipated for this impact.	The project specifications require dust abatement provisions. The proposed project and related operations are not anticipated to result in air emissions in excess of applicable criteria. A permit associated with portable temporary power will be obtained from Ecology and asbestos containing material (ACM) abatement will be abated prior to disturbance.	No impacts would occur

Resource	Proposed Action Impacts	Proposed Action Management Measures	No Action Alternative Impacts
Cultural Resources	Archaeological and historical resources are anticipated to be encountered during construction and operation of the OPC. A significant effect is not anticipated for this impact.	Minimizing the amount of disturbance to existing features during construction including landscape elements. The cultural resources impacts are addressed by the MOA. The MOA stipulates actions the VA will take to mitigate the impacts to a level of non-significance.	No impacts would occur
Geology and Soils	The OPC building is located within a seismically active portion of the United States. Sediment may be generated during rain events within areas of soil intrusive activities associated with grubbing, grading and excavations. A significant effect is not anticipated for this impact.	The proposed building will be designed to reduce impacts from earthquakes as required in the International Building Code (IBC) Seismic Standard. Procedures will be put in place to reduce the transport of sediment during inclement weather by preparation of a Stormwater Pollution Prevention Plan.	No impacts would occur
Hydrology and Water Quality	Contaminants including oil and grease may be discharged to groundwater by drywells. A significant effect is not anticipated for this impact.	Maintaining adequate stormwater and runoff controls in accordance with construction Nation Pollution Discharge Elimination System (NPDES) and associated Storm Water Pollution Prevention Plan (SWPPP). Ecology regulates drywells under the Underground Injection Control (UIC) program. Registration and compliance with UIC regulations including best management practices (BMPs) will reduce discharges of contamination to groundwater.	No impacts would occur
Noise	Temporary increase in noise levels is anticipated during construction. A significant effect is not anticipated for this impact.	The contractor will be required to implement BMPs to reduce noise levels during construction.	No impacts would occur

Resource	Proposed Action Impacts	Proposed Action Management Measures	No Action Alternative Impacts
Solid and Hazardous Materials	Asbestos and lead based paint may be encountered during renovation activities. The facility will contain an emergency generator with an associated diesel aboveground storage tank (AST). A significant effect is not anticipated for this impact.	The contractor will be required to remove asbestos containing materials prior to disturbing. The existing Spill Prevention Control and Countermeasure(SPCC) plan will be updated to account for the additional stored diesel and require BMPs to be implemented to reduce the potential for accidental spills contaminating the environment.	No impacts would occur
Utilities	Archaeological resources may be encountered during utility excavation. A significant effect is not anticipated for this impact.	The cultural resources impacts are addressed by the MOA. The MOA stipulates actions the VA will take to mitigate the impacts to a level of non-significance.	No impacts would occur
Cumulative Impacts	A significant effect is not anticipated for this impact. .	The cultural and historical resources impacts are addressed by the MOA. The MOA stipulates actions the VA will take to mitigate the impacts to a level of non-significance.	No impacts would occur
Potential for Generating Substantial Controversy	Controversy over impacts from construction or disturbance to the Parade Ground, removal of existing mature trees within the campus and modern appearance of the proposed OPC building was noted in previous public meetings A significant effect is not anticipated for this impact.	Eliminating the proposed parade ground parking, consultation and public outreach to discuss the proposed aesthetics of new buildings within the context of the historic campus and replacing trees in accordance with the proposed landscaping plans are anticipated to reduce these impacts.	No impacts would occur

6.0 CONCLUSIONS

The analysis performed in this EA concludes that there would be no significant adverse impact, either individually or cumulatively, to the human environment, provided management measures consisting of best management practices and regulatory compliance measures described in this EA are implemented. Therefore, this EA concludes that a Finding of No Significant Impact (FONSI) is appropriate, and that an Environmental Impact Statement (EIS) is not required.

7.0 LIST OF PREPARERS

The following table includes a list of preparers of this environmental assessment.

Name	Affiliation	Title	Responsibilities
Mary E. Wells, P.E.	Terracon Consultants, Inc.	Principal	EA Report Reviewer
Craig J. Peterson, P.E,	Terracon Consultants, Inc.	Project Manager	Prepared EA Report
S. Lorraine Norwood, M.A., R.P.A.	Terracon Consultants, Inc.	Senior Archaeologist	Cultural Resources Reviewer
Eric J. Lim, P.E.	Terracon Consultants, Inc.	Geotechnical Department Manager	Geotechnical Resources Prepared Report
Christopher Hetzel	ICF	Sr. Architectural Historian	Cultural Resources Prepared Report
Trish Fernandez	ICF	Sr. Archaeologist	Cultural Resources Prepared Report
Tammy Stout	ICF	Threatened and Endangered Wildlife Biologist	Biological Resources Prepared Report
Erica Hall	ICF	Wetland Biologist	Biological Resources Prepared Report

8.0 REFERENCES

A list of references is provided below.

BME&C. 2003. *Asbestos Survey Up-Date with Limited Sampling*. Blue Mountain Environmental & Consulting. November.

Ecology. 2004. *Stormwater Management Manual for Eastern Washington*. Washington State Department of Ecology. September.

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MCS. 2002. *Report of Findings Lead Based Paint Inspection and Lead Risk Assessment for the Residential Quarters 1, 2, 3, 4, 5, 7, 48 & 49 VAMC Walla Walla Washington*. MCS Environmental Inc. July.

Plateau. 2010. *VAMC Walla Walla Residential Rehabilitation Unit Project Cultural Resource Survey, Walla Walla County, Washington*. Plateau Archaeological Investigations, LLC. May.

Terracon. 2010. *Geotechnical Engineering Report*. Terracon Consultants, Inc. June

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VAMC. 2010. *Public Meeting Proceedings*. Department of Veteran Affairs Medical Center. August.

VA. 2010. *Memorandum of Agreement*. US Department of Veterans Affairs. December

9.0 LIST OF ACRONYMS AND ABBREVIATIONS

A list of acronyms and abbreviations is provided below.

ACHP	Advisory Council on Historic Preservation
ACM	Asbestos Containing Materials
ACE	Army Corps of Engineers
ADA	Americans with Disability Act
AST	Aboveground Storage Tank
BMP	Best Management Practices
Bureau	U.S. Veteran's Bureau
BME&C	Blue Mountain Environmental & Consulting
CATEX	Category Exclusion
CARES	Capital Asset Realignment for Enhanced Services
CEQ	Council on Environmental Quality
CFR	Code of Federal Regulations
CTCR	The Confederated Tribes of the Colville Reservation
CTUIR	Confederated Tribes of the Umatilla Indian Reservation
DAHP	Washington State Department of Archaeology and Historic Preservation
DEOH	Department of Environmental Occupational Health
District	Fort Walla Walla Historic District
EA	Environmental Assessment
Ecology	Washington State Department of Ecology
EHS	Environmental Health Science, Inc.
EIS	Environmental Impact Statement
EPCRA	Emergency Planning and Community Right to Know Act
EUL	Enhanced Use Lease
FONSI	Finding of No Significant Impact
Fort	Fort Walla Walla Military Facility
HDR	HDR, Inc.
HRA	Historical Research Associates, Inc.
ICF	ICF International, Inc.
LAD	Leo A Daly
Landau	Landau Associates
LBP	Lead Based Paint
MCS	MCS Environmental Inc.
MOA	Memorandum of Agreement
MWTA	Medical Waste Tracking Act
NEPA	National Environmental Policy Act
Nez Perce	Nez Perce Tribe
NHPA	National Historic Preservation Act

NOA	Notice of Availability
NOI	Notice of Intent
O&M	Operation and Maintenance Plan
OPC	Outpatient Clinic
Plateau	Plateau Archaeological Investigations, LLC
RCRA	Resource Conservation and Recovery Act
ROD	Record of Decision
RRU	Residential Recovery Unity
SCU	Specialty Care Unit
SHPO	State Historic Preservation Office
SWPPP	Storm Water Pollution Prevention Plan
Terracon	Terracon Consultants, Inc.
TSCA	Toxic Substance Control Act
UIC	Underground Inject Control
USGS	U.S. Department of the Interior, Geological Survey
USDA	U.S. Department of Agriculture
USEPA	U.S. Department of Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
VA	U.S. Department of Veterans Affairs
VAMC	Veterans Affairs Medical Center
Yakama	Confederated Tribes and Bands of the Yakama Indian Nation

APPENDIX A

Agencies Correspondence

Preserving America's Heritage

January 19, 2011

Mr. Brian Westfield
Director
Jonathan M. Wainwright Memorial VA Medical Center
77 Wainwright Drive
Walla Walla, WA 99362

REF: *New Multi-Specialty Care Outpatient Clinic, Residential Recovery Unit, Specialty Care Unit Buildings and Associated Infrastructure Project*
Walla Walla, Washington

Dear Mr. Westfield:

Enclosed is your copy of the fully executed Memorandum of Agreement for the referenced project. By carrying out the terms of the Agreement, you will fulfill your responsibilities under Section 106 of the National Historic Preservation Act and the regulations of Advisory Council on Historic Preservation. The original Agreement will remain on file at our office.

We commend the Department of Veterans Affairs for working closely with the Advisory Council on Historic Preservation, the Washington State Historic Preservation Officer, and the Confederated Tribes of the Umatilla Indian Reservation toward the resolution of adverse effects for this undertaking.

If we may be of further assistance as the Agreement is implemented, please contact Mr. Brian Lusher (202) 606-8085, or via e-mail at blusher@achp.gov.

Sincerely,

Caroline D. Hall
Assistant Director
Office of Federal Agency Programs
Federal Property Management Section

Enclosure

ADVISORY COUNCIL ON HISTORIC PRESERVATION
1100 Pennsylvania Avenue NW, Suite 803 • Washington, DC 20004
Phone: 202-606-8503 • Fax: 202-606-8647 • achp@achp.gov • www.achp.gov

MEMORANDUM OF AGREEMENT

BETWEEN THE
US DEPARTMENT OF VETERANS AFFAIRS

AND THE

WASHINGTON DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION

AND THE

ADVISORY COUNCIL ON HISTORIC PRESERVATION

AND THE

CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION

REGARDING THE
JONATHAN M. WAINWRIGHT VA MEMORIAL MEDICAL CENTER NEW MULTI-SPECIALTY CARE OUTPATIENT CLINIC, RESIDENTIAL RECOVERY UNIT, SPECIALTY CARE UNIT BUILDINGS AND ASSOCIATED INFRASTRUCTURE PROJECT

WHEREAS, the **US Department of Veterans Affairs (VA)** proposes to construct three patient care buildings and associated campus realignment utility upgrades as described in Attachment A (Undertaking); and

WHEREAS, Section 106 of the National Historic Preservation Act (NHPA), 16 U.S.C. 470f, and its implementing regulations at 36 CFR Part 800 (Section 106) requires Federal Agencies to take into account the effects of their undertakings on historic properties and provide the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on those undertakings; and

WHEREAS, the purpose of this Memorandum of Agreement (MOA) is to ensure compliance with Section 106 of the NHPA, pursuant to 36 CFR § 800.6 (c); and

WHEREAS, VA, in consultation with the Washington State Department of Archaeology and Historic Preservation (DAHP), has established the Undertaking's Area of Potential Effect (APE), as defined by 36 CFR § 800.16 (d), to be:

> Built environment of the Walla Walla Veterans Affairs Medical Center (VAMC) campus (parcel #360730130080) including approximately 2.5 acres of City of Walla Walla land located adjacent and to the south; and the archaeological APE as those areas to undergo new building and infrastructure construction (Attachment A); and,

WHEREAS, VA, in consultation with DAHP, has determined that the Undertaking may have an adverse effect on two archeological sites (45WW304 and 45WW305), historic buildings listed as contributing resources to the Fort Walla Walla Historic District, and additional historic resources eligible for listing in the National Register of Historic Places (see Hetzel et al. 2010); and

WHEREAS, VA has initiated consultation with the DHPA pursuant to 36 C.F.R. part 800, regulations implementing Section 106 of NHPA; and

WHEREAS, in accordance with 36 C.F.R. § 800.6(a)(1), VA has notified the ACHP of its adverse effect determination with specified documentation and the ACHP has chosen to participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii); and

WHEREAS, VA identified the following tribes as having ancestral or traditional interests in the area and has invited them to be concurring parties to the MOA:

- Colville Confederated Tribes
- Confederated Tribes of the Umatilla Indian Reservation
- Confederated Tribes and Bands of the Yakama Indian Nation

- Nez Perce Tribe
- Wanapum Tribe; and

WHEREAS, VA has consulted with the affected tribes and invited the tribes to articulate their views on the Undertaking and resolution of Adverse Effects; and

WHEREAS, VA has consulted with the City of Walla Walla and the Fort Walla Walla Museum regarding the effects of the undertaking on historic properties and has invited them to be Consulting Parties; and

NOW, THEREFORE, VA, DAHP, ACHP, and the signatory tribes agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

STIPULATIONS

VA shall ensure that the following measures and stipulations are carried out.

I. Changes in the Area of Potential Effect (APE)

It is anticipated that all construction activities will be restricted within the APE as defined in Attachment A. If, however, during the course of project planning or construction, a need arises to make changes to construction areas or ancillary areas that expand or alter the APE, including any use of or negative impact to the parade grounds, VA shall take the following steps:

A. Notify DAHP and Consulting Parties of the change and define the new APE, in consultation with DAHP and Consulting Parties.

B. Require that the new APE is inventoried and evaluated in a manner consistent with 36 CFR § 800.4. A research design for the inventory, documentation, and analysis of the new APE will be developed in consultation with DAHP, tribes, and other Consulting Parties.

C. Prepare inventory reports consistent with DAHP guidelines and distribute to DAHP and Consulting Parties for review and comment within 30 calendar days of completion of fieldwork conducted under Subsection B.

D. Evaluate historic significance and determine NRHP eligibility of newly discovered historic properties or sites consistent with 36 CFR § 800.5, in consultation with DAHP and Consulting Parties. VA, in consultation with DAHP and Consulting Parties, shall then apply the Criteria of Adverse Effect in a manner consistent with 36 CFR Part 800.5 and seek DAHP and Consulting Parties' concurrence.

E. If VA, DAHP, and/or Consulting Parties do not agree on NRHP-eligibility of any properties or sites within the new APE, VA will obtain a formal Determination of Eligibility from the Secretary of the Interior pursuant to 36 CFR § 63.

F. If NRHP-eligible archaeological resources will be adversely affected, VA will prepare a Supplemental Treatment Plan in consultation with DAHP, affected tribes, and other Consulting Parties.

II. Professional Qualifications

VA will ensure that all historic preservation and archaeological resources work performed by or on behalf of the agency pursuant to this agreement, shall be accomplished by or under the direct supervision of persons who meet or exceed the pertinent qualifications standard for the relevant discipline set out in the Secretary of the Interior's *Professional Qualifications Standards* (48 FR 44738-44739). A preservation architect meeting the *Standards* shall be employed by VA and/or consultants to review and comment upon architectural designs of proposed buildings.

III. Archaeological Resources

A. Avoidance and Protection During Construction

VA will avoid and protect two historic archaeological sites, 45WW304 and 45WW305, whose boundaries are not completely understood by the VA. VA will ensure that construction drawings for Undertaking activities will clearly identify no work zones including the sites as currently recorded and a 10-meter buffer. The no work zone will be marked by stakes and a silt fence; photo documentation will be provided to the signatory parties. VA will ensure that a preconstruction meeting(s) will be undertaken between VA, construction personnel, and cultural resource staff to communicate locations of restricted areas, ensure understanding of monitoring plans and protocols, and emphasize responsibilities and appropriate behavior.

No adverse effect is foreseen for Site 45WW305 as plans for the upgrades to the existing 5 kilovolt electric utility line has been abandoned and no Undertaking construction activities are proposed at the location of the site. If needed, a research design and proposed additional archaeological investigation will be prepared, in consultation with DAHP and Consulting Parties, for implementation at the two archaeological sites.

The proposed re-route of the 12 kilovolt electric utility line and the offsite water line will be tested at 20 meter intervals to ensure that neither will impact site 45WW304. Identification, evaluation, and resolution of effects will proceed in accordance with the procedures outlined in Stipulation I.

B. Provisions for Future Care

VA will develop a Site Treatment and Management Plan addressing the future care of the two archaeological sites, in consultation with DAHP and other Consulting Parties. The plan will be prepared and implemented within four months of final MOA signature and will be incorporated into the Historic Preservation Plan stipulated in Section V.

C. Phase II/III Evaluation/Mitigation Investigations

VA anticipates completing Phase II (Evaluation) and Phase III (Data Recovery) archaeological investigations at the locations of two razed Fort-era historic buildings delineated on 1921 maps within the western extent of the Campus in advance of, and/or concurrently with, construction activities pertaining to the Undertaking. Investigations will follow Attachment B to this Agreement, *Phase II Evaluation Plan for Locations at Buildings #24 and #71, Campus Realignment Project, Jonathan M. Wainwright Medical Center, Walla Walla, Washington*, as approved by DAHP and Consulting Parties. Upon completion of Phase II fieldwork, consultation with DAHP and Consulting Parties will be undertaken to review findings, determine NR eligibility, and establish Phase III level of effort.

1. Phase II (Evaluation) Investigation. The primary goal of the Phase II investigation is to confirm the presence of archaeological evidence of Buildings #24 and #71. Investigations will obtain information on the stratigraphic integrity, horizontal and vertical limits, structure, function, and cultural/historical context of the mapped building foundation footprints sufficient to evaluate their National Register eligibility. All work will be completed in accordance with the Secretary of the Interior's standards (48 FR 44716), and applicable state regulations. All artifacts will be curated in accordance with 36 CFR § 79 and Curation Agreement (Attachment C). Native American cultural material will be handled in accordance with applicable federal laws and regulations including the execution of a plan of action with the affected tribes. If the investigated areas are determined not eligible following Phase II Evaluation, VA's obligations under this Agreement and Section 106, as they relate to the investigated areas, shall be at an end.

2. Phase III (Data Recovery). In the event that either or both Buildings #24 and #71 foundation locations are determined NRHP eligible, Phase III data recovery will proceed as described in Attachment B to this Agreement.

D. Archaeological Resource Monitoring Plan And Cultural Materials Discovery Protocol

VA has developed a Monitoring Plan and Discovery Protocol consistent with the Secretary of the Interior's Standards for Archaeological Documentation (48 FR 44734-44737), the Council's Treatment of Archaeological Properties (ACHP, draft 1980), and applicable Washington regulations (Attachment D). In accordance with Attachment D, the VA will ensure that archaeological monitoring will be implemented for all ground disturbing activities associated with construction activities. In the event of unanticipated discovery of cultural resources, the VA and its contractors will consider the resources as

NRHP-eligible and shall follow the procedures outlined in Attachment D in order to recover data and minimize construction delays.

In accordance with the Human Remains Discovery Protocol document (Attachment E), all encountered remains will be assumed to be Native American until proven otherwise. Within one working day of each non-forensic unanticipated discovery, consultation with tribes will be initiated. All forensic discoveries will be reported to County Coroner, tribes, and Consulting Parties within 24 hours in accordance with Stipulation III.H and Attachment E.

E. Artifact Analysis and Curation of the Hussey Collection

The Hussey Collection is an assemblage of historic artifacts recovered by Professor Larry Hussey on VA and surrounding parcels from circa 1980-2000. Presently, an unknown quantity of artifacts and documentation (est. 110 boxes) are stored at the VA Campus. The VA commits to the analysis, cataloguing, and curation of the collection (Attachment C).

1. A Curation Plan will be prepared in consultation with DAHP, the Consulting Parties, and, if amenable, Professor Hussey, to evaluate the collection and identify the level of effort needed to accomplish final curation goals through the guidance of 36 CFR Part 79, "Curation of Federally Owned and Administered Archaeological Collections". The Curation Plan will identify staffing, lab space, and equipment needs for implementation of curation activities, identify partnership opportunities and/or consultant qualifications, identify qualified curation facilities, and estimate financial needs and funding sources. The Curation Plan for the Hussey Collection shall be incorporated into the Historic Preservation Plan stipulated in Section V.

2. VA is committed to providing archival/curation opportunities for interested Vets through a program based on the Vet Curation Program of the US Army Corps of Engineers. The Curation Plan will include program objectives and feasibility, pilot program design, and implementation recommendations. The pilot program, in consultation with DAHP, Consulting Parties, Veterans organizations, and other interested Parties, will be implemented within four years of completion of the Curation Plan.

F. Communication and Coordination

VA will undertake the following measures to ensure adequate communication between the VA, DAHP, the Consulting Parties, and archaeological field crews.

1. VA will designate a Primary Point of Contact with cultural resource expertise to

ensure the efficient flow of technical information between parties through the continued consultation and implementation of the MOA.

2. Within two weeks of signature of the MOA, VA shall identify the key decision points and a set of scheduled communications to include weekly field reports, conference calls at times agreed to by the parties, and, if practical, on-site meetings. Decision Points will include the interpretation of Phase II findings, establishment of the level of effort for Phase III work, and account for other collaborative interactions specified in Attachment D.

G. Curation and Reporting

VA will ensure that all records and material resulting from identification and data recovery efforts are curated with an institution that meets the criteria of 36 CFR Part 79, except those human remains and objects subject to Native American Graves Protection and Repatriation Act (NAGPRA) (Attachment E). Any objects subject to NAGPRA shall be treated in accordance with Section H below.

VA will assess any claims or curation requests made by any affected Tribal Government in accordance with applicable federal and state laws. VA will facilitate the involvement of affected Tribal Governments in the decisions related to final disposition of archaeological artifacts. If any party objects to any element of the disposition, they may object in accordance with the procedures outlined in Stipulation VI, Dispute Resolution.

VA will ensure that the cultural resource investigations and findings related to the Undertaking are documented in a report that meets state and federal standards, except that investigations and findings involving Native American human remains and cultural resources subject to NAGPRA shall additionally be in conformance with Tribal Government requirements for culturally appropriate documentation and handling to the greatest extent possible. The report shall summarize the methodologies, results, and conclusions drawn from the documentation and analysis of any sites and artifacts conducted in accordance with this Agreement. The report shall be distributed to the Consulting Parties, and non-confidential portions of the report may be made available to the public.

H. **Treatment of Human Remains and Items of Religious and Cultural Importance**

1. If human remains are encountered, either during Phase II/Phase III data recovery investigations or during any construction and ground-disturbing activities, the VA will comply with all applicable Federal and State provisions. VA has developed a Human Remains Discovery Plan (Attachment E) to comply with applicable provisions under NAGPRA and ARPA regulations and RCW 68.60 et seq., if necessary. The VA will treat

all encountered remains as though they are Native American, and accordingly consult with affected tribes, unless and until proven otherwise.

IV. Architectural Treatment Measures

This Stipulation sets forth treatment measures for standing historic resources adversely affected by the Undertaking.

A. Design Guidelines Preparation

VA, with assistance of preservation architect, will prepare Design Guidelines to facilitate iterative consultation to achieve context-sensitive design for new building construction, site layouts, and landscapes. The Guidelines will identify and describe the character-defining architectural and cultural landscape elements of principal contributing resources of the Historic District. VA will provide a range of development solutions and appropriate techniques to improve compatibility with the contributing elements of the historic built environment. The Guidelines will be produced prior to the next generation of design submittals and will be integrated into the Historic Preservation Plan (Stipulation V.B).

B. New Building Construction Design Review for RRU Building

The architectural design of the RRU is currently at 95% completion; however, opportunities for receipt of design comments and implementation of suggested alterations are not foreclosed. VA will ensure discussions shall take place between the VA's Design/Build contractor, VA preservation architect, DAHP, ACHP (if they so desire), and interested Consulting Parties to coordinate appropriate design aesthetics for the new building, site layout, and landscape elements based on Design Guidelines (Stipulation IV.A). Opportunities may include conference calls, web-based exchanges, and mailings. Facilitation of design input consultation will be arranged within two weeks of signing of MOA.

C. New Building Construction Design Review for OPC and SCU Buildings

The architectural design of the OPC building is currently at 65% completion and the SCU building is at 0% completion. VA will ensure opportunities for iterative discussions shall take place between the VA's Design/Build contractor, VA preservation architect, DAHP, ACHP (if they so desire), and interested Consulting Parties to coordinate appropriate design aesthetics for the new buildings, site layout, and landscape elements based on Design Guidelines (Stipulation IV.A). Design review for the OPC building will occur at 65% and 95% design completion. Design review for the SCU building will occur at 10%, 35%, 65%, and 95% design completion. Opportunities may include conference calls, web-based exchanges, and mailings. VA is committed to receiving and integrating

stakeholder design suggestions and will provide written responses to design review comments at 95% design completion. Facilitation of design input interactions will be arranged within two weeks of design review submittals.

D. Cultural Landscape Report Preparation

Upon signing of the MOA, VA will identify and document existing conditions and undertake historical research to prepare a Cultural Landscape Report (CLR). Initial efforts will focus on the western end of Campus that includes the entirety of the archaeological APE and documentation will be completed prior to the commencement of construction activities. Documentation and recommendations will be undertaken following the guidance of NPS Bulletin 36. VA will submit the CLR to DAHP and Consulting Parties for consideration during design review. VA will addend and expand the CLR within two years of signing of the MOA to provide a full inventory of landscape elements throughout the entirety of the VA Campus. The CLR will include a long-term Treatment Plan detailing specification for comprehensive maintenance and preservation. The findings of the Cultural Landscape Report will be incorporated into the Historic Preservation Plan.

E. Archiving and Curation of VA Historic Maps

The VA has an extensive collection of historic site, building, and detail measured architectural drawings from 1921 to modern times. VA, in consultation with DAHP and Federally-approved curation facilities, will inventory, catalogue, prepare, and curate all significant historical measured drawings currently housed on the VA Campus. High quality copies of all archived maps will be maintained on the Campus for VA use and be available to Fort Walla Walla Museum and other appropriate researchers. Originals will be submitted to the National Archives per NARA regulations and guidance. Archiving will be accomplished within 4 years of signing of MOA.

V. Historic Preservation Planning Activities

A. Preparation of Revised National Register Nomination Form

Within one year from the date of the execution of the MOA and in coordination with DAHP and Consulting Parties, the VA will prepare a revised and updated Fort Walla Walla National Register Nomination Form, originally prepared in 1974 (NRIS #74001985). The nomination form shall be prepared in accordance with NPS regulations 36 CFR 60 by a cultural resource professional(s) as described in Section II Professional Qualifications. At least one draft of the nomination shall be submitted to DAHP and the Consulting Parties for review and comment. As necessary, revised drafts of the nomination shall be provided to DAHP and Consulting Parties until the draft is accepted by DAHP for review by the Washington State Advisory Council on Historic

Preservation.

B. Preparation of a Historic Preservation Plan

VA will prepare a historic preservation planning document (HPP). The HPP will include a long-range vision for the district; goals and policies that articulate VA's intentions for long term preservation and management of the district; identification of potential new uses within the Campus; design guidelines that address additions, infill construction, landscaping and signage; a cultural landscape management plan; an interpretation plan; integration with local planning, economic development, recreation, and tourism initiatives; a funding/financial plan; and implementation timeline. Other elements will be added as identified during the preservation planning process including the preparation of a history book of Fort Walla Walla; history and public venue presentation of the 9th Cavalry Regiment and "L" Troop of the 4th Cavalry Regiment; and partnerships with public, private and non-profit organizations to promote public education and historic preservation. The HPP will be developed in consultation with the signatory parties, affected tribes, DAHP, and a broad base of interested stakeholders. The HPP will be prepared and implemented within two years of signing of MOA.

VI. Dispute Resolution

A. Unless otherwise specified in this Agreement, should any Signatory to this Agreement object in writing within 30 days to any plans, specifications, actions, or findings proposed pursuant to this Agreement, VA shall consult with the objecting party to resolve the objection. Upon receiving the written objection(s):

1. VA will notify any non-objecting Signatories as to the nature of the dispute.

2. VA will attempt to informally resolve the objection.

3. In the event that informal attempts are unsuccessful, VA will invite the objecting party to a reconciliation meeting for the purpose of discussing and resolving the objection. VA shall issue such invitation no later than ten (10) working days after receipt of the written objection and shall schedule a meeting to be held within fifteen (15) working days following receipt of the invitation unless the parties mutually agree to a later scheduling of the meeting. The time frames specified herein may be expedited by mutual written agreement.

B. Should the Colville Confederated Tribe, Confederated Tribes of the Umatilla Indian Reservation, Wanapum Tribe, Confederated Tribes and Bands of the Yakama, and/or Nez Perce Tribe object to any proposed plan, curation procedure, handling of Native American human remains, the resolution of adverse impacts or sufficiency of proposed mitigation measures, VA

shall consult with the Tribal Governments to seek to resolve the objection under Stipulation VI (A).

C. If VA determines that an objection cannot be resolved through Stipulation VI (A), VA shall forward all documentation relevant to the dispute to the ACHP. Within 15 days of receipt of all documentation, the ACHP shall either:

1. Provide VA with recommendations, which VA shall take into consideration in reaching a final decision regarding the dispute, or

2. Notify VA that it will comment within 45 days in accordance with 36 CFR § 800.7(c)(2). Any Council comment provided in response to such a request will be taken into account by VA in accordance with 36 CFR § 800.7(c)(4) with reference to the subject of the dispute.

Any recommendation or comment provided by the ACHP will be understood to pertain only to the subject of the dispute; VA's responsibilities to carry out all actions under this Agreement that are not the subject of the dispute will remain unchanged.

VI. Amendment

Any Signatory to this Agreement may request that it be amended, whereupon the parties will consult to consider such amendment. Any request to amend this Agreement shall be mailed to each signatory and concurring party at least 60 days in advance of any proposed consultation date.

VII. Termination

Any Signatory to this Agreement may terminate it by providing 60 days written notice to the other parties, provided that the signatories will consult during this 60-day waiting period to seek agreement on amendments or other actions that would avoid termination. In the event of termination, VA must either: (a) execute an MOA pursuant to 36 CFR § 800.6; or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7.

VIII. Scope of Agreement

This Agreement is limited in scope to the Undertaking and is entered into solely for that purpose. Nothing in this Agreement is intended or shall be construed to diminish or affect in any way the right of the Tribes to take any lawful action to protect Native American graves from disturbance or desecration, to protect archaeological sites from damage, or to protect the Tribes' rights under cemetery and Native American graves protection laws, or other applicable laws.

Additionally, this Agreement does not create any right or benefit, substantive or procedural, enforceable by law or equity, by persons who are not a party to this Agreement, against the DAHP, or VA, their officers, or employees, any Consulting Party, or any other person not a signatory to this Agreement.

IX. Effective End Date

This Agreement will continue in full force and effect until January 1, 2014. At any time in the 6-month period prior to this date, VA may request in writing that the signatories review the Undertaking and consider an extension or modification of this Agreement. No extension or modification will be effective unless all signatories to the Agreement have agreed to it in writing.

X. Satisfaction of Section 106 Responsibilities

Execution of this Agreement by the signatories and implementation of its terms evidence that VA has taken into account the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment.

12/16/2010
MOA – Veterans Affairs Medical Center
Walla Walla Washington

SIGNATORIES:

By: _____ Date: 1/12/11
Brian Westfield
Director, VA Medical Center Walla Walla

By: _____ Date: 1/13/11
Allyson Brooks,
Washington State Historic Preservation Officer

By: _____ Date: 1/20/11
John M. Fowler, Executive Director
Advisory Council on Historic Preservation

By: _____ Date: 1-12-10
Elwood Patawa, Chair, Board of Trustees
Confederated Tribes of the Umatilla Indian Reservation

CONCURRING PARTIES:

By: _____ Date: _____
Camille Pleasants, Tribal Historic Preservation Officer
Colville Confederated Tribes

By: _____ Date: _____
Kate Valdez, Tribal Historic Preservation Officer
Confederated Tribes and Bands of the Yakama Indian Nation

By: _____ Date: _____
Samuel N. Penny, Chairman
Nez Perce Tribe

By: _____ Date: _____
Rex Buck
Wanapum Tribe

Attachment A
Undertaking and Area of Potential Effect
12/16/10

JONATHAN M. WAINWRIGHT VA MEMORIAL MEDICAL CENTER NEW MULTI-SPECIALTY CARE OUTPATIENT CLINIC, RESIDENTIAL RECOVERY UNIT, SPECIALTY CARE UNIT BUILDINGS AND ASSOCIATED INFRASTRUCTURE PROJECT

Description of Undertaking and Area of Potential Effect

The following projects or elements comprise the proposed Undertaking:

- Construct a new Outpatient Clinic (OPC) funded through VA's major capital improvement program. The OPC will be located on the western portion of the consolidated VAMC campus behind the existing Building #86. The proposed 67,000-square-foot OPC will be a multiple-story building and will be physically connected to Building #86 through a series of corridors and other interconnecting spaces.

- Construct a Residential Recovery Unit (RRU) and a Specialty Care Unit (SCU) funded through VA's minor capital improvement program. The 22,000-square-foot, single story RRU and the 22,700-square foot, single or multiple story SCU will be constructed on an undeveloped portion of the campus in the western portion of the VAMC consolidated campus.

- Construct new parking areas for the OPC, SCU, and RRU. New and reconfigured parking areas are proposed in the western and southwestern portions of the consolidated campus.

- Remove modern Building #129 (emergency generator). Building #129's present location falls within the proposed footprint of the proposed construction.

- Install a new off-site water line for water and fire suppression. The new water line will extend from an existing city of Walla Walla service line located north of the VAMC on Poplar Street, through the VAMC, to a new water line for the OPC, SCU and RRU buildings.

- Install a new on-site potable water line to serve the proposed OPC, SCU and RRU buildings. The lines will be installed in the vicinity of the proposed buildings and will connect to the existing campus potable water distribution system.

- Install a new 12-kilovolt electrical loop to improve electrical service to several VAMC buildings.

- Install a new sanitary sewer through the western portion of the Campus to provide service for the proposed OPC, SCU and RRU buildings. Portions of the existing sanitary sewer line will be abandoned in place or will be removed to allow for installation of the new sanitary sewer line.

- Repair existing underground steam lines. The leaking steam line segments are located in

the open areas in the vicinity of Buildings #65, #68, #75 and #80.

- Install a natural gas line to serve the proposed OPC, SCU, and RRU buildings.

- Install new fiber optic line to serve VAMC functions to be housed in Buildings #48 and #49. The fiber optic line would be installed between the two buildings.

- Construct new sweat lodge that will be located on a currently undeveloped site in the northwestern portion of the VAMC.

- Construct or expand the parking area southwest of Building #82. The existing parking is inadequate for the existing employees. The proposed project also includes closure of an existing drywell and installation of a new stormwater infiltration basin.

- Remove two (1,100-gallon each) diesel and gasoline underground storage tanks (UST), associated underground piping, and associated dispensing station west of Building #82. The USTs will be replaced at that location with two above ground storage tanks (5,000 gallon and 200 gallon) and associated dispensing station meeting EPA regulations.

- Locations of construction staging areas and/or temporary parking lots may be identified during the course of project planning or construction. Those areas will undergo investigation in consultation with Signatory and Consulting Parties following MOA, Stipulation I.

The VA consulted with the Washington State Department of Archaeology and Historic Preservation (DAHP), Advisory Council for Historic Preservation (ACHP), Signatory and Consulting Parties to develop the project's area of potential effects (APE). The APE for the built environment was defined as the entire VAMC Campus (parcel #360730130080) and a 2.5-acre area adjacent and south of the Campus (owned by the City of Walla Walla). The archaeological APE comprises the expected width and depth of ground disturbance for the individual project elements of the Undertaking (listed above). Both APEs are located within the boundaries of the National Register of Historic Places (NRHP)-listed Fort Walla Walla Historic District.

Attachment A
Undertaking and Area of Potential Effect
12/1

Archaeological APE includes the following projects (Item I has been deleted from Undertaking.)

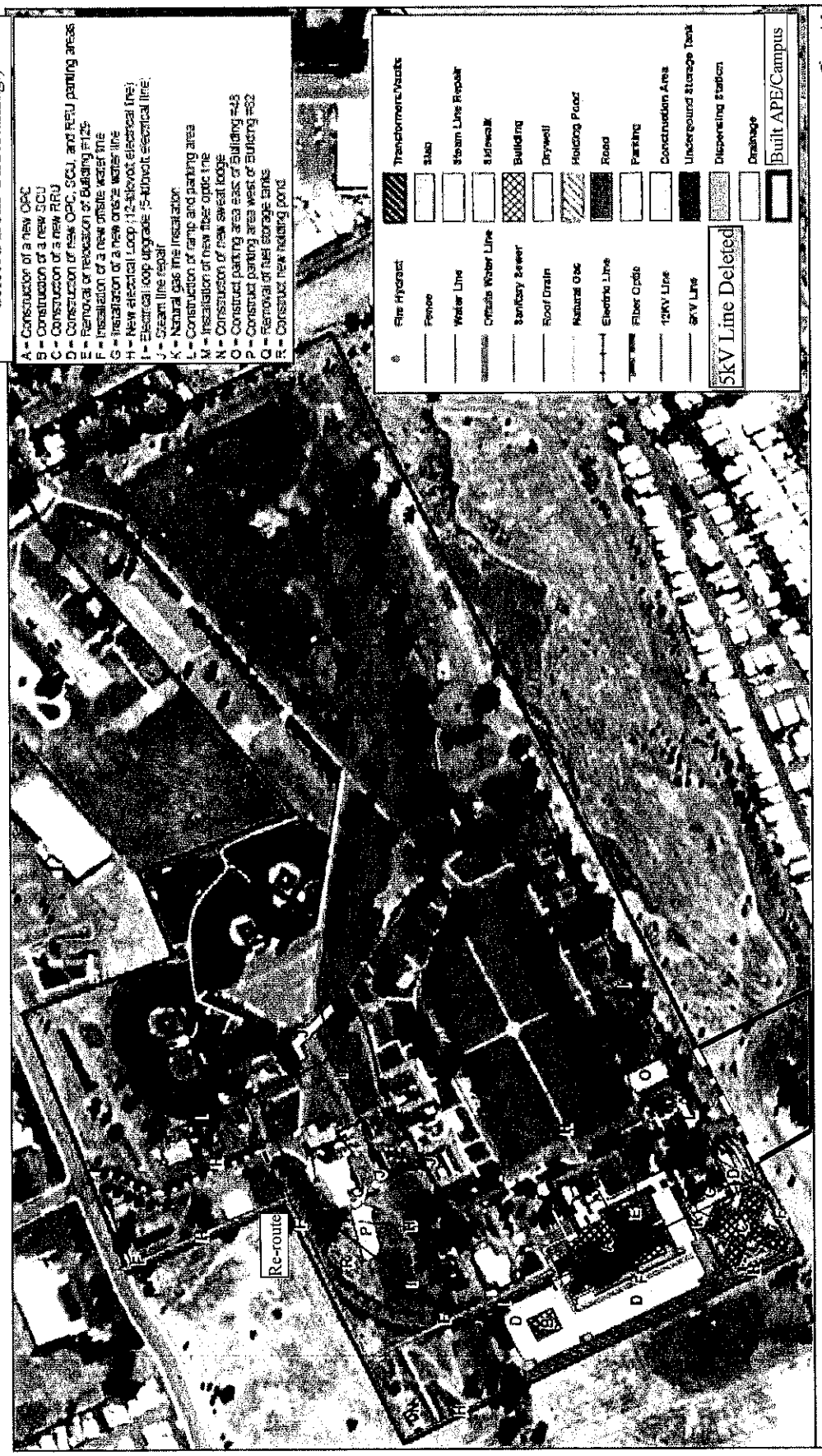


Figure 1-2
Jonathan M. Wainwright VA Memorial Medical Center
Proposed Area of Potential Effects and Ground Disturbance

Phase II Evaluation Plan for Locations at Buildings #24 and #71, Campus Realignment Project, Jonathan M. Wainwright Medical Center, Walla Walla, Washington

The U.S. Department of Veterans Affairs (VA) has planned a series of new construction and non-recurring maintenance activities at the Jonathan M. Wainwright Memorial VA Medical Center (VAMC) Campus, an 88-acre area southwest of downtown Walla Walla, Washington. Specifically, the Jonathan M. Wainwright VA Memorial Medical Center New Multi-Specialty Care Outpatient Clinic and Campus Realignment Project (project), involves constructing three new buildings—an Outpatient Clinic (OPC), Specialty Care Unit (SCU), and a Residential Recovery Unit (RRU)—and conducting several non-recurring maintenance activities. The latter activities range from emergency steam line repairs and electrical line upgrades to accessibility improvements and the construction of new parking areas.

The VA consulted with the Washington State Department of Archaeology and Historic Preservation (DAHP), Advisory Council for Historic Preservation (ACHP), and affected tribes to develop the project's area of potential effects (APE). The horizontal APE was defined as the entire VAMC Campus (parcel #360730130080) and a 3-acre area adjacent and south of the Campus. The vertical APE comprises the expected depth of ground disturbance for the individual project activities. The entire APE is located within the boundaries of the National Register of Historic Places (NRHP)-listed Fort Walla Walla Historic District (District).

ICF International (ICF) conducted a cultural resources study that comprised monitoring of geotechnical investigations, an archaeological investigation, and a historic resources survey (Hetzel et al. 2010). Two historic archaeological sites were recommended NRHP-eligible and a total of 21 cultural resources were recommended as new contributors to the District. These evaluations were framed within the District's existing period of significance (1858 to 1920) and within a newly proposed period of significance (1920 to the present). In addition, ICF reported on an extensive deposit of historic cultural material across the APE. VA will incorporate the eligible elements of the built environment into a revised National Register Form that recognizes an archaeological district covering the entire campus.

VA concurred with ICF's finding that the project, would have an adverse effect on historic properties as defined by Section 106 of the NHPA. VA has also proposed Phase II archaeological investigations at two locations within the APE based on additional historical documentation.

Historic plan maps of the VA Campus (1921) indicate the location of two Fort-era buildings (Buildings 24 and 71) within the archaeological APE (Figure 1). Although razed and their footprints located within extensively disturbed areas, there appears to be a probability that buried remnants of portions of these buildings may exist below the current ground surface. The location of Building 24 is southeast of the proposed RRU footprint. The location of Building 71 is north of the proposed OPC footprint. Both locations have been extensively impacted by the construction of historic and modern roads and buried utilities (sewer, electric, telecom, irrigation).

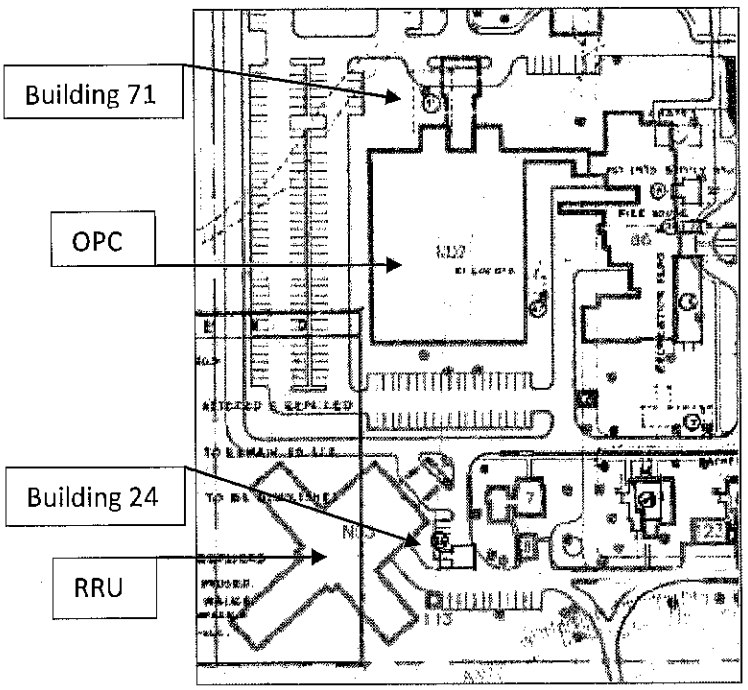
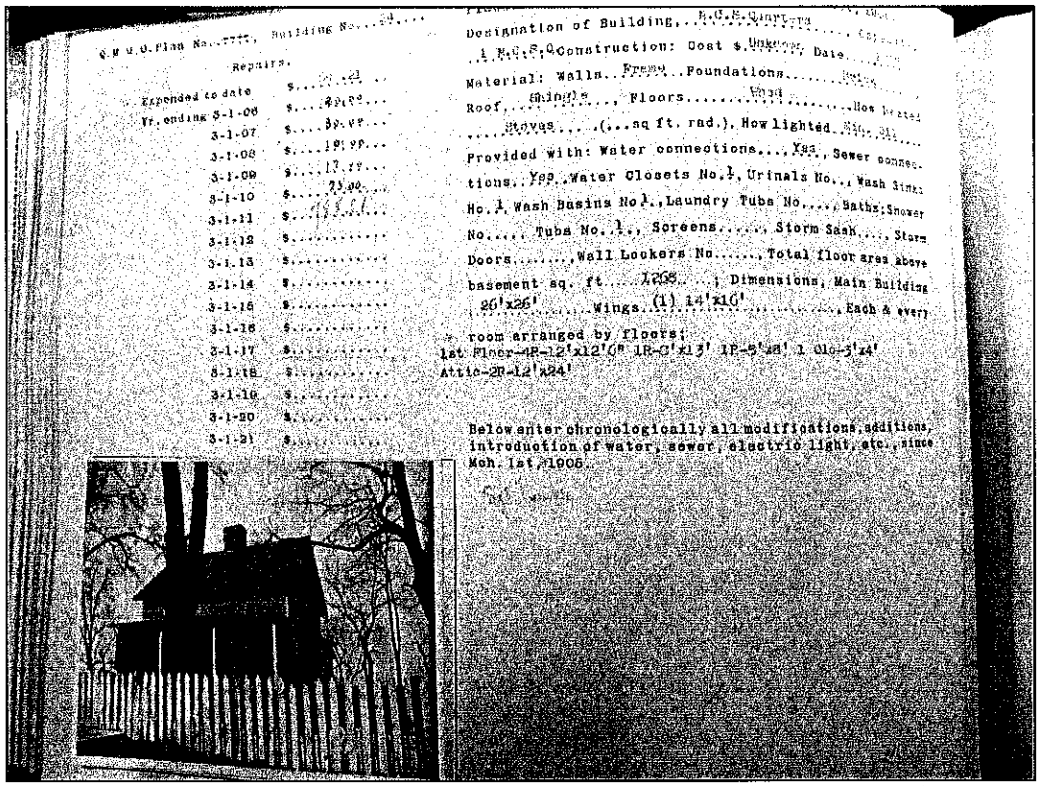


Figure 1. Modern project map overlain with USPHS Plot Plan No. 68-1 (1921) showing locations of Buildings 24 and 71.

Records of a Quartermasters General Plan Book for Fort Walla Walla (circa 1911 and 1909) provide descriptions of Buildings 24 and 71 (Figures 2 and 3, respectively). Building 24 was a wood frame, two-story side-gabled Non-Commissioned Sergeants Quarters constructed in 1875. The foundation was of brick, with a shingle roof and wood floors. A single centrally located interior brick chimney is shown. It was heated by stove and lighted by mineral oil. The building was connected to water and sewer and had one water closet and a tub. The total floor area was 1,268 square feet with the main building measuring 26 ft. by 26 ft. and a rear wing measuring 14 ft. by 16 ft. It is not known if there was a basement. A picket fence and gate is shown in the front yard with a boardwalk to the front shed-type porch. Several deciduous trees were also in the front yard. The building appears to face to the east with a view down a road that runs to the south of the Officers Barracks that front to the Parade Ground. An aerial photo (circa 1917) shows the surrounding land was plowed and an outbuilding is located approximately 75 ft. to the west (Figure 4).

Building 71 was a wood frame, one-and-a-half story side gabled Non-Commissioned Sergeants Quarters constructed in 1906. A note on the Plan Book indicates: "This bldg. formally wings of old Bks. No. 14, converted into temporary Post Exchange." Barracks 14 was the westernmost of six T-shaped barracks located along the north side of the Parade Grounds. The foundation was of brick piers, with a shingle roof and wood floors. Three interior brick chimneys are shown; one in the center and one at each end. It was heated by stove and lighted by oil. The building was connected to water and sewer and had one water closet and a tub. The building measured 35 ft. by 60 ft. and was divided into two equal rooms. It is not known if there was a basement. A shed-



Q.M.G.Plan No.7777, Building No.24

Repairs.

Expended to date	$
Yr. ending 3-1-06	$ 49.00
3-1-07	$ 32.00
3-1-08	$ 19.00
3-1-09	$ 17.00
3-1-10	$ 25.00
3-1-11	$
3-1-12	$
3-1-13	$
3-1-14	$
3-1-15	$
3-1-16	$
3-1-17	$
3-1-18	$
3-1-19	$
3-1-20	$
3-1-21	$

Designation of Building, R.O.Q. Quarters

Construction: Cost $ Unknown Date

Material: Walls Frame Foundations Brick

Roof Shingle Floors Wood How heated

Stoves (sq ft. rad.) How lighted Kin. Oil

Provided with: Water connections Yes, Sewer connections Yes Water Closets No. 1, Urinals No. Wash Sinks No. 1 Wash Basins No 1, Laundry Tubs No. Baths, Showers No. Tubs No. 1, Screens Storm Sash Storm Doors Wall Lockers No. Total floor area above basement sq. ft. 1288 ; Dimensions, Main Building 26'x26' Wings (1) 14'x16' Each & every room arranged by floors;
1st Floor-4R-12'x12'6" 1R-9'x13' 1R-9'x8' 1 Clo-3'x4'
Attic-2R-12'x24'

Below enter chronologically all modifications, additions, introduction of water, sewer, electric light, etc., since Mch. 1st, 1906.

Figure 2. Quartermasters General Plan Book (1911) describing Building 24, with photo (NARA).

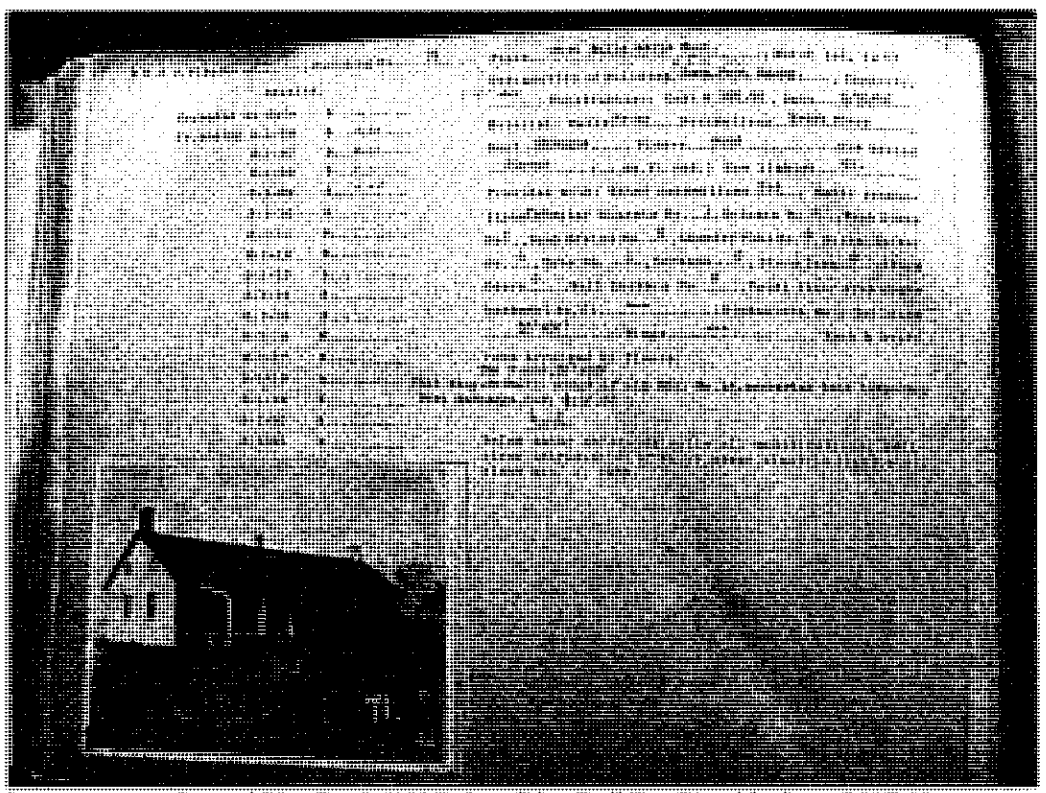


Figure 3. Quartermasters General Plan Book (1909) describing Building 71, with photo (NARA).

type porch partially extends along the front facade. No plantings are shown in the vicinity of the building. The building appears to face to the east with a view to Barracks 68. An aerial photo (circa 1917) shows the surrounding land was plowed and Building 71 was located immediately south of a dirt road that traverses the Fort (Figure 4).

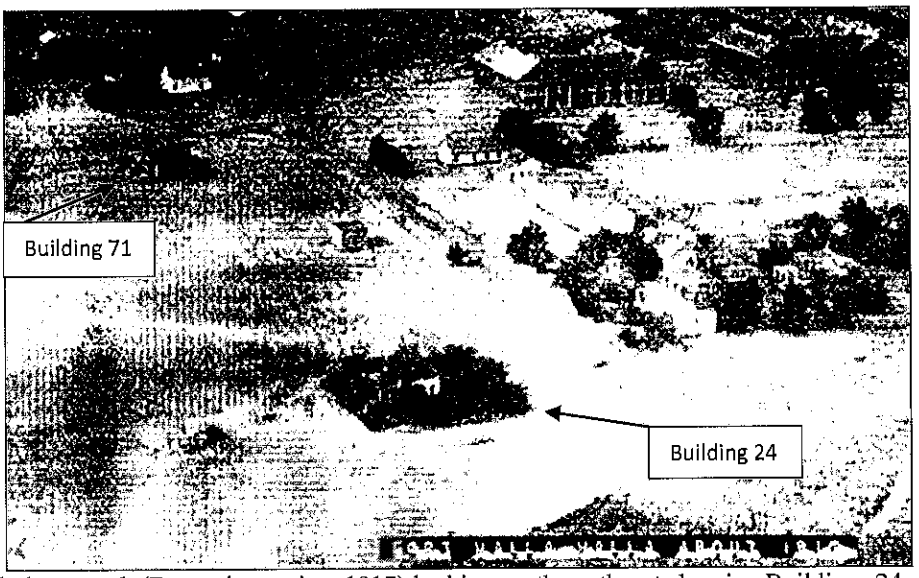


Figure 4. Aerial photograph (Baumeister, circa 1917) looking north northeast showing Buildings 24 and 71 (courtesy of Fort Walla Walla Museum).

Phase II Archaeological Investigations

The proposed Phase II archaeological investigations at these two locations will attempt to provide information to answer the following research questions:

- Do architectural and material cultural elements remain?
- What is the integrity of the deposits?
- What are the vertical and horizontal extents of the deposits?
- Can the stratigraphic relationships of architectural elements and cultural materials be ascertained?
- Are there any diagnostic artifacts, features, or sufficient quantities of cultural material that provide information to further our understanding of the use and function of the buildings?
- Can the architectural construction methods and materials of the buildings be inferred from the subsurface features and recovered cultural material?
- Are there distinguishable spaces or distributions of deposits that indicate use areas or temporally distinct episodes of activity?
- Do the artifact assemblage and identified features confirm historical photos and records?
- Can the sewer and water lines be identified?
- How does the archaeological record compare to the historical mapping and records?
- What information about the residents at Building 24 can be inferred from the recovered cultural material?

- What information about the patrons of Building 71 can be inferred from the recovered cultural material?
- What information about the use and products available at Building 71 can be inferred from the recovered cultural material?

The following proposed testing strategy entails a phased approach that builds upon the results of each to inform the subsequent tasks.

Ground-Truthing with Historic Maps and Records.

Modern Campus site maps with overlays showing locations of historic buildings and proposed new construction have been produced. In addition, other historic maps, early 20th century aerial photos and U.S. Army records (with photos) have been reviewed. Numerous landmarks from the historic documents have been identified which allows for very close approximations of the historic locations of the razed buildings on the present landscape. The historic location approximations of Buildings 24 and 71 will be marked in the field.

Buried Utility Locator

VA will provide service to locate buried utility lines throughout the locations of Buildings 24 and 71 prior to GPR investigations. All found utilities will be marked on the ground surface. Locations will be recorded by GPS.

Geophysical Investigations

Geophysical investigation will occur specifically at the locations of the historic buildings and throughout the western extent of the Campus including the footprints of the proposed RRU, OPC, and SCU buildings, and associated parking lots. Specific methodologies to be implemented will be developed in consultation with the consulting parties. A report of findings will be provided by the consultant detailing the location of anomalies and interpretations. This report will be provided to DAHP and the tribes.

Shovel Test Excavation

Up to 20 50 x 50 cm units at the location of the historic foundations will be excavated subsequent to review of the GPR results principally to determine soil stratigraphy to inform the subsequent mechanical stripping task. At least two tests will be excavated at each of the two historic building locations to ascertain the vertical depth at which cultural deposits may be encountered and identify any re-deposited soil layer. The units will be excavated to a minimum depth of 50 cm (20 in.). All cultural material will be screened through 1/8" mesh and cultural material will be recovered, collected, and delivered to the laboratory for analysis. Shovel test locations will be recorded by GPS.

Mechanical Stripping

Based on the results of the geophysical investigation, utility locator, and shovel tests, a backhoe with flat-edge blade will gradually excavate a 10 x 10 meter area centered on the historic

building footprints to remove any overburden, if present. The purpose of the mechanical stripping is to expose architectural and other subsurface features indicated by the GPR. All features will be mapped and photographed. If no features are located, mechanical stripping will continue to a depth of 20 cm below the depth of the anomaly as indicated by the GPR. In the absence of any cultural features, the backhoe will backfill the excavation subsequent to final recordation. All cultural features and the extent of the mechanical stripping will be recorded by GPS.

Unit Excavations

In the event that cultural features are encountered during mechanical stripping, unit excavations, a minimum of 50 x 50 cm^2, will be hand excavated by shovel, trowel, or other appropriate hand tools. Excavations will focus on determining the extent of the historic house foundations and assessing the level of disturbances. Up to $10m^3$ will be excavated at each of the historic building foundation locations. Locations of excavations will be systematically placed to expose sections of building foundations and sample the horizontal distribution of deposits. The units will be excavated in arbitrary 10 cm (3.9 in) levels within natural or cultural strata and screened through 3 mm (1/8") mesh. All cultural material will be recovered, collected, bagged according to provenience (i.e., unit, stratum, level), and delivered to laboratory for analysis.

Excavation units will be excavated to culturally sterile sediments. A profile drawing will be completed of at least one wall of each unit, and sediments will be described using standard descriptions and Munsell color charts. Plan view drawings of the units will be completed and digital images will be taken of at least one wall of each unit and of plan views. Vertical control of the excavations will be by a datum assigned to each test unit. Level and unit data will be collected on standardized excavation level forms. All unit locations will be recorded by GPS.

If any human remains, burial items, or objects of cultural patrimony are discovered during archaeological investigations, all work within a 66 m (200 foot) radius must stop and VA will be notified immediately (within 1 hour). The remains and associated materials will be left in place, protected from further damage, and secured from potential vandalism. VA will comply with appropriate laws, as specified in Attachment E.

The results of the Phase II archaeological investigations and analysis will provide information to determine eligibility and assess effects of the proposed project on these resources. Results of the Phase II testing will be prepared within two months of completion of fieldwork. If, after consultation with the parties to this agreement and Consulting Parties, the historic sites are determined eligible, a Phase III Data Recovery Work Plan will be prepared for review.

The additional Phase III data recovery effort will consider the results of Phase II testing and geophysical investigation results to determine overall site dimensions, spatial distribution of cultural deposits, and levels of integrity. In consultation with the parties to this agreement and Consulting Parties, VA will propose 1-by-1 m (3.3-by-3.3 ft.) excavation units and/or feature excavations that can provide additional information to applicable research questions.

WASHINGTON STATE UNIVERSITY

Office of Grant and Research Development

April 22, 2010

OGRD Number: 114934.001

Veterans Affairs Medical Center
Attn: Tim Anderson
77 Wainwright Drive
Walla Walla, WA 99362

Dear Sir/Madam,

Enclosed for your review and approval is one copy of the agreement. If the agreement meets your approval please complete the following item(s) and return to the Office of Grant and Research Development as indicated. This agreement may not be considered binding by either party until fully executed.

- ☐ Sign the indicated page(s) of the agreement and return two originals for processing.
- ☒ The attached fully executed agreement is for your records.
- ☐ **The attached agreement is signed on the behalf of Washington State University.** Please review the documents and return one fully executed document.
- ☐ Additional comments:

Should you have any questions regarding the agreement, please contact me at (509) 335-7261 or email skinser@wsu.edu.

Sincerely,

Sara Kinser
Grant and Contract Coordinator

Enclosures

PO Box 643140, Pullman, WA 99164-3140
509-335-9661 • Fax: 509-335-1676 • ogrd@wsu.edu • www.ogrd.wsu.edu

MEMORANDUM OF UNDERSTANDING FOR CURATORIAL SERVICES BETWEEN THE JONATHAN WAINWRIGHT VETERANS AFFAIRS MEDICAL CENTER, WALLA WALLA WASHINGTON AND WASHINGTON STATE UNIVERSITY MUSEUM OF ANTHROPOLOGY

This Memorandum of Understanding, between Jonathan Wainwright Veterans Affairs Medical Center (VAMC), herein after referred to as the Depositor, and the Museum of Anthropology at Washington State University, hereinafter referred to as the Repository is to facilitate curatorial services for archaeological artifacts, specimens and associated records herein called the Collections.

I. Background and Objectives: This agreement is executed pursuant to the following authorities and standards: 36 CFR Part 79 : "Curation of Federally-Owned and Administered Archaeological Collections"; the Antiquities Act of 1906 (P.L. 209;16 U.S.C. 431-433), the Reservoir Salvage Act of 1960, as amended (P.L. 86-523 as amended by the Archaeological and Historic Preservation Act of 1974 (PL 93-291); the National Historic Preservation Act of 1966, as amended (P.L. 101-601;25 U.S.C..3001-3013); the Archeological Resources Protection Act (16 U.S.C. 470 aa- 470 mm); the Historic Buildings, Objects and Antiquities Act of 1935 (P.L. 292; 16 U.S.C. 461-467); the Federal Land Policy and Management Act (FLPMA) of 1976; the Federal Property and Administrative Act of 1949 (40 USC 483); and the Native American Graves Protection and Repatriation Act (NAGPRA) of 1990 (25 USC 3001-3013); VA Directive and Handbook 7545.

II. Definitions. For the Purpose of this Memorandum of Understanding, the Collections include associated records, as well as, objects or specimens defined as follows:

A. *Associated records* means original records (or copies thereof) related to museum collections. Associated records include all documentation generated by archaeological, historical, ethnographic, or scientific investigations. Examples include but are not limited to: site forms, field notes, field catalogs, drawings, maps, artifact inventories, diaries, photographs, photo logs, slides, negatives, files, video and audio cassettes, computer diskettes, printouts or computerized data, manuscripts, reports, publications, resource identification documentation, oral histories, deeds, survey plats, and accession catalogs and inventory records. (See 36 CFR Part 79.4)

B. *Collection* means material remains that have been collected, excavated or removed during a survey, excavation or other study of a prehistoric, historic, or paleontological resource. Collections are made up of objects or specimens that include prehistoric, historic objects, artifacts, works of art, archival documents, etc. (See 36 CFR Part 79.4)

C. Providing *curatorial services* means managing and preserving a collection according to professional museum and archival practices, including, but not limited to:

1. Inventoryiug, labeling and cataloguing a collection;

2. Identifying, documenting, and evaluating condition of a collection;

3. Storing and maintaining a collection using appropriate methods and containers, and under appropriate environmental conditions and physically secure controls;

4. Periodically inspecting a collection and taking such actions as may be necessary to preserve it;

5. Providing access and facilities to study a collection; and

6. Handling, cleaning, stabilizing and conserving a collection in such a manner to preserve it.

III. Statement of Understanding

The Parties do witness that,

WHEREAS, the long term care and protection of archaeological and historic materials for education, scientific study, and public interpretation has been a cooperative endeavor of long standing between the State of Washington and the United States; and

WHEREAS, the Depositor is required under Federal Law to preserve for future use certain collections of archaeological artifacts, specimens and associated records, herein called the Collections; and

WHEREAS, the Repository has successfully fulfilled its responsibilities for the long term care and protection of archaeological and historic materials so they are available for education, scientific study, and public interpretation within the State of Washington; and

WHEREAS, the Repository is desirous of obtaining, housing and maintaining collections from public lands and recognizes the benefits which will accrue to it, the public and scientific interests by housing and maintaining the Collections for education, scientific study and other educational purposes; and mutual benefits derived by having the Collections suitably housed and maintained by the Repository; and

WHEREAS, the Parties hereto recognize the Depositor's continued ownership and control over the Collections provided to the Repository, and the Depositor's responsibility to ensure that the Collections are suitably managed and preserved for the public good;

NOW THEREFORE, the Parties do mutually agree as follows:

A. The Depositor shall:

1. Assign as the Depositor's Representative having full authority with regard to this Agreement, a person who meets pertinent professional qualifications.

2. Ensure that all archaeological and historic material and records submitted to the Repository by the Depositor be in proper condition.

3. Jointly with the Repository's designated representative, inspect the Repository at least once every two years to check on the condition and security of the Collections and facility. Review and approve or deny requests for consumptively using rare, or

controversial items from the Collections within 30 days of receiving written notice.

4. Contingent upon available funding, pay the storage fees established by the Repository.

5. Review and approve or deny requests for consumptive use of rare, or controversial items with the Collections (or part thereof) within 30 days of receiving written notice.

6. Shall consult with Tribes and make final determinations as to the affiliation of NAGPRA materials.

B. The Repository shall:

1. Provide long term professional care and management of the Collections and perform all work necessary to protect them in accordance with regulation 36 CFR Part 79.

2. Ensure that the person(s) providing curatorial services specified in this agreement, possesses knowledge, experience and demonstrable competence in museum methods and techniques appropriate to the nature and content of the collection under the person's management and care, and commensurate with the person's duties and responsibilities. Standards that may be used, as appropriate, for classifying positions and for evaluating person's qualifications include, but are not limited to, those listed in 36 CFR Part 79.4.(h)(1).

3. Annually inspect and inventory the Collections submitted by the Depositor to ensure the materials and records are in proper condition. Every 3 years, inventory the Collections. (Inventory in this instance will not involve an item by item inspection; rather it will entail inspection of all collection boxes to determine if security seals have been broken. A random sample of collection boxes will be opened and inspected. A status report on all collection boxes opened for authorized purposes will be reported.) The Depositor shall be notified if the materials or records are not in proper condition.

4. Provide and maintain a repository facility having requisite equipment, space and adequate safeguards for the physical security and controlled environment for the types of materials housed, including collections, records and photographs. Perform only those conservation treatments as are absolutely necessary to ensure the physical stability and integrity of the Collections and report all treatments to the Depositor.

5. Within five (5) days of the inspection, report all instances of and circumstances surrounding the loss of, deterioration and damage to or destruction of the Collections to the Depositor. Report those actions taken to stabilize the Collections and to correct any deficiencies in the physical plant or operating procedures that may have contributed to the loss, deterioration, damage or destruction. Any actions that will involve the repair and restoration of any of the Collections must be approved in advance and in writing by the Depositor. The Depositor will be given 30 days from notification to review proposed repair and restoration activities. If written agreement is not received within the designated time period, the Museum will take no action on that specific case.

6. Provide a retrieval system that will allow the Depositor and other individuals, institutions, and agencies access for scholarly study, education, public interpretation and other uses in accordance with 36 CFR Part 79. The Repository will inform the Depositor of all such loans -i.e. length of the loan and collection and artifacts loaned. All borrowers will agree to abide by the Repository's established Loan Agreement. All requests for loan of materials exceeding a period of one year will be approved by the Depositor. Only non-consumptive uses of the archaeological and historic materials from the Collections will be allowed by the Repository without prior written authorization from the Depositor.

7. Maintain complete and accurate records of the Collections, including information on the study, use, loan and location of said Collections which have been removed from the premises of the Repository.

8. Restrict access to information relating to the nature, location and character of prehistoric or historic resources from which the material remains have been or are excavated or removed in compliance with the Archaeological Resources Protection Act and with other relevant Acts and/or regulations.

9. Direct any request for transfer or NAGPRA inquiries regarding a Veterans Affairs-owned collection (or any part thereof) to the Depositor.

10. Not mortgage, pledge assign, repatriate, transfer, exchange, give, sublet, discard, sell or part with possession of all or any part of a collection covered by this agreement without prior written permission of the Depositor.

11. Be responsible for transferring the Collections, specifically the Collections from the Depositor, to a facility approved by the Depositor in the event that the Repository is closed or unable to fulfill the terms of this agreement.

12. Submit an electronic collections report notifying the Depositor when a collection from VA Lands in Washington State is received by the Repository (See Appendix A).

13. Submit a catalogue of all collections from VA Lands in Washington State housed at the Repository and submit annual updates of the catalogue to the Depositor.

IV. Special Provisions

1. Archaeological and historic material removed from public land, specifically the collections from the Depositor, remain the property of the United States even though they are curated in a State institution.

2. When a collection is from a site with religious or cultural importance to an Indian Tribe having aboriginal or historic ties to such lands, the Depositor shall enforce such terms and conditions as are contained within a permit issued pursuant to uniform regulations 43 CFR Part 7 relevant to that collection.

3. The Repository may offer its services for preparing archaeological and historic materials for acceptance to the Repository, however, the cost of such services is not

covered by this Memorandum, and the depositor may use other sources for preparing the materials for submission to the Repository. The Fee Schedule for Curation and Repository Services by the Museum of Anthropology, Washington State University is included in Appendix B.

V. Terms and Termination

A. The Memorandum of Understanding shall be effective upon the date of execution by both parties and shall remain in effect for five years from the date of the Depositor's signing, or until otherwise revised, extended, or terminated.

B. The Memorandum of Understanding may be revised or extended by mutual consent of both parties, or by issuance of a written agreement signed and dated by both parties.

C. Either party may terminate the agreement by providing 180 days written notice.

1. If the Depositor terminates the agreement, except in cases of violation of the conditions of the agreement by the Repository, the Depositor must fund the packaging and transportation costs involved in transferring the Federal property.

2. If the Repository terminates the agreement, the Repository must fund the packaging and delivery of the Federal property, in suitable containers and properly cataloged, to the Depositor.

VI. Signatures

In witness whereof, the Parties hereto have executed this Memorandum.

for Brian Westfield
Director
Jonathan Wainwright VAMC

Date 4/8/10

Dan Nordquist
Director
Office of Grant and Research Development
Washington State University

Date 4/23/10

APPENDIX A:
Confirmation of Museum Collections' Deposition Statement

Department of Veterans Affairs
Confirmation of Museum Collections' Deposition Statement

Curation Facility Information

Curation Facility Official: _____
(name & title printed)

Curation Facility Name: Museum of Anthropology at Washington State University

Curation Facility Address: Washington State University
Pullman, WA 99164

Curation Facility Contact

Name: Dr. Mary Collins

Curation Facility Phone Number: 509-335-4314

Receipt of Collection Statement

I, _____(Curation Facility Official Signature) certify that

the _____(name of facility) has on this date,

_____, accepted the museum collections or museum objects described on the attached

_____ (number of pages) pages from _____(name of

individual transporting the collection).

Provide a list of the objects being deposited attached to this, or a substitute curation facility form. The list must minimally contain information on the type (i.e., archaeological, historic, paleontological), number and condition of objects. After this form has been signed by the curation facility official, the original with the list of objects is to be mailed to the VA Archaeologist:

List To Be Determined Upon Discovery

Agency Archeologist:
Kathleen Schamel
Dept of Veterans Affairs Archeologist
811 Vermont Ave NW
Rm 425
Washington D.C 20420
Ph 202-461-8254

Facility POC:
Tim Anderson
Chief, Facilities Support Service
77 Wainwright Dr
Walla Walla, WA 99362
Ph 509-527-3489

APPENDIX B
Fee Schedule for Curation and Repository Services by the Museum of Anthropology, Washington State University

Fee Schedule for Curation and Repository Services
Museum of Anthropology
Washington State University

April, 2010

Services

Collection Inventory and Rehabilitation of materials transported to WSU but not ready for long-term curation

Tasks included:

-Prepare an item by item inventory using established Museum of Anthropology coding guidelines.
-Package and label according to 36 CFR Part 79 standards
-Prepare summary report of collection contents and known collection history, including search for missing items.
-Identify NAGPRA items (human remains, funerary items, sacred items, and items of cultural patrimony).

Rates: $650.00 per cubic foot of shelf space of materials and associated records. Minimum charge $650.00.

Curation of Non-WSU Collections that meet 36 CFR Part 79 Standards

Curation will be performed only under a Memorandum of Agreement for the long-term curation and Management of archaeological collections.

Tasks included:

-Secure, professional, care of collections in accordance with 36 CFR Part 79
-Facilitation of access by qualified users
-Annual report to depositors of condition of the collections and use during the previous year.

Rates: $6.50 per cubic foot of shelf space of materials and associated records per year. Minimum charge $100.00

Rates: A one time fee of $1000 per cubic foot of materials and associated records due at

time of deposit.

Curation of Collections the meet 36 CFR Part 79 Standards with title transfer to WSU

Tasks included:

-Secure, professional, care of collections in accordance with 36 CFR Part 79
-Facilitation of access by qualified users.

Rates: A one time fee of $1000 per cubic foot of materials and associated records due at time of deposit.

ARCHAEOLOGICAL RESOURCE MONITORING PLAN and CULTURAL MATERIALS DISCOVERY PROTOCOL

for the

JONATHAN M. WAINWRIGHT VA MEMORIAL MEDICAL CENTER NEW MULTI-SPECIALTY CARE OUTPATIENT CLINIC, RESIDENTIAL RECOVERY UNIT, SPECIALTY CARE UNIT BUILDINGS AND ASSOCIATED INFRASTRUCTURE PROJECT

This Monitoring Plan and Discovery Protocol for the unanticipated discovery of cultural materials is intended to assist the U.S. Department of Veterans Affairs (VA) in its commitment to comply with Section 106 of the National Historic Preservation Act and the National Environmental Policy Act (NEPA). The Multi-Specialty Care Outpatient Clinic and Campus Realignment Project (Project) is a federally funded undertaking and is located within the Fort Walla Walla Historic District, which is listed in the National Register of Historic Places. Documented and undocumented archaeological sites and cultural material are known to exist within and in the vicinity of the project's Area of Potential Effects (APE).

The Project includes the construction of three outpatient medical buildings and associated infrastructure, including parking lots and installation of new and upgraded buried utilities. Archaeological monitoring will accompany all ground disturbing activities associated with construction of the Project. This document describes the procedures, protocols, and responsibilities of the archaeological monitoring crew and Project construction contractors. Any archaeological surface and subsurface investigations, site testing, construction, or other project activities that involve surface or substrate disturbance will require the participation of an archaeologist that meets the Secretary of the Interior's standards for a professional archaeologist as defined in 36 CFR 61 Appendix A (qualified archaeologist).

The archaeological monitor will be required to be present for all ground-disturbing activities associated with project construction that has potential to impact culture-bearing strata (assumed to be all strata above the Touchet Beds). No construction in such strata will take place without the monitor on site. Culture-bearing strata generally extend to no more than three feet below existing ground surface. However, historical research and the results of archaeological survey indicate that extensive grading has occurred throughout the VA Campus. It is possible that re-deposited soils may overlay original ground surface and deeply buried cultural deposits. The Touchet beds (sand and fine gravel) are generally considered the stratigraphic indicator of deposits laid down prior to prehistoric human use of this region (approximately 12,000 years ago) and they may be exposed through excavations on the elevated plateau area of the Campus. Monitoring will not occur during construction activities within the Touchet beds.

The monitor shall be apprised daily by VA and/or construction contractor project manager of construction activities. All effort should be made to communicate construction schedules as early

as possible (minimum 48 hours prior to excavation) to facilitate adequate staffing of archaeological monitoring crew. A representative of the archaeological monitoring crew will be designated daily to coordinate with a construction project manager in the morning prior to start of work and at the end of the work day.

Thresholds and Protocols for Cultural Resource Site Identification and Data Recovery During Archaeological Monitoring of Construction Activities

The following shall be a guideline for recognizing qualitative and quantitative characteristics that indicate the presence of significant historic and prehistoric cultural resources during the monitoring of construction activities within the Fort Walla Walla Historic District. The following is not an exhaustive list and discretion is given to the archaeological monitor to include additional characteristics for additional, intensive investigations.

Whenever an archaeological monitor observes the exposure of potential cultural material or features, the monitor will be permitted to access the location to allow for close visual examination. The monitor may undertake trowel and/or shovel excavation not to exceed 50 cm^3 in any single exposure to determine horizontal and/or vertical extents of the deposit, integrity, presence of diagnostic artifacts, and potential for providing significant information regarding the history or prehistory of the region and Campus. The provenience of isolated diagnostic artifacts will be piece plotted on project mapping, recorded on standard forms, and collected for analysis.

Construction excavation will be halted by the archaeological monitor if any of the following cultural resources are encountered:

1) Any prehistoric artifacts or feature (hearth or fire-cracked rock concentration, house pit, soil anomalies),
2) Any faunal artifacts or remains,
3) Intact historic building foundation elements (brick or stone piers, linear alignments, soil anomalies),
4) Shaft features (privies, wells),
5) Post molds,
6) Any other features, and
7) Cumulative artifact concentration in excess of 25% visible within the matrix of an exposed square meter. The estimation of the percentage of artifacts will make adjustments for architectural artifacts (bricks, mortar, window glass) that have been broken and smeared across an exposure. In consultation with signatory parties, the definition of cumulative artifact concentration will be iteratively reassessed through the duration of project construction.

If the initial investigation identifies the deposit as potentially significant and likely to yield information important to history, then work shall cease at the location of the find and a buffer of a 50 foot radius will be constructed with flagging tape and stakes/cones. A brief description of the find will be prepared on standard forms that include location, estimated areal extent, inventory of visible artifacts, and preliminary interpretation. Recordation will include at least 2 photos with north arrow, scale, and sign board with temporary number clearly visible. A plan view map will be prepared and the site location will be recorded by GPS. Each find proposed for

Phase II investigation will be communicated immediately (within two hours) to the VA Construction Manager and Cultural Resource Manager who will forward information to VA Project Manager, which will immediately contact signatory tribes and DAHP.

Based on historical documentation and the results of Phase I survey, few intact features are expected to be exposed through archaeological monitoring of construction activities within the APE. In order to minimize delay within the construction phase of the Project, it is imperative that unanticipated discoveries be documented, recorded, and data recovered in an expedited manner. It is also critical that DAHP and affected tribes are provided the opportunity to participate in the consultation process regarding the evaluation and ultimately the mitigation of resources that are found.

Intact historic features and artifact concentrations up to 2m in horizontal extent will be bisected and half of the material excavated in 10cm cultural layers to determine vertical extent and function. A profile drawing will be prepared with plan view drawings, as necessary. Artifacts will be screened through 1/8" mesh, collected, and transported to the laboratory for analysis and interpretation. A complete description of the site, excavation, results, and interpretation will be provided in a technical report of findings within 2 months of the completion of archaeological monitoring of ground-disturbing construction activities. A Washington State Site Inventory form for each discrete resource will be prepared and submitted to the signatory and consulting parties.

Historic features and artifact concentrations over 2m in horizontal extent will be sample excavated by unit excavations involving at least one 1 x 1 meter unit. Additional units (minimum 50 x 50 cm) will be excavated as necessary. Excavations will be undertaken in 10cm cultural layers to a depth of 20cm into sterile soil to determine vertical extent and function. Profile drawings will be prepared for two walls. The unit excavation will be drawn on the plan view map. All excavated material will be screened through 1/8" mesh and artifacts collected and transported to the laboratory for analysis and interpretation. A complete description of the excavation and results will be provided in a technical report of findings within 6 months of the completion of archaeological monitoring of ground-disturbing construction activities. A Washington State Site Inventory form for each discrete resource will be prepared and submitted to the signatory and consulting parties.

VA is sensitive to the cultural values that the tribes hold in regards to artifacts and features that may be exposed through the construction activities of the Project. VA will commit to immediate reporting and consultation with affected tribes upon the unanticipated discovery of cultural material and intact features. VA commits to ensuring the security of all artifacts and confidentiality of any information regarding finds. Upon encountering pre-contact artifacts and intact cultural features, the following procedures will be implemented:

Each artifact will be point-provenienced and indicated on plan view mapping prior to recovery. Features will be similarly mapped and will be bisected. The feature matrix will be excavated in 10cm cultural layers to determine vertical extent and function. A profile drawing will be prepared with plan view drawings, as necessary. Artifacts will be screened through 1/8" mesh, collected, and transported to the laboratory for analysis and interpretation. The other half of the bisected feature will then be excavated following the aforementioned procedures. Additional

plan view mapping will be undertaken, as necessary. A complete description of the site, excavation, results, and interpretation will be provided in a technical report of findings within 6 months of the completion of archaeological monitoring of ground-disturbing construction activities. A Washington State Site Inventory form for each discrete resource will be prepared and submitted to the signatory and consulting parties.

A weekly progress report of all finds will be submitted to the signatory and consulting parties that details discovery of all cultural materials and features. Mapping and photographs will be available as requested. At that time, VA will initiate consultation with affected tribes regarding the disposition of any recovered Native American cultural material.

If faunal remains are encountered and there is a possibility that they are human, all work will be halted within a 200 foot radius. The protections and protocols stipulated in the Human Remains Discovery Plan (Attachment E to MOA) will be followed. The archaeological monitor will assume, and ensure in others, a respectful and calm demeanor. Remains will be treated as though they are Native American unless and until proven otherwise.

If at any time a qualified archaeologist is not present when a previously unknown cultural resource is discovered in strata presumed to be non-culture-bearing, the contractor will immediately cease all ground-disturbing activities within 100 feet of the discovery and immediately notify the VA Construction and Cultural Resource Manager. The contractor will cease work within the 100 foot radius of the discovery and flag the radius for easily visible identification. The contractor shall protect the discovery site from vandalism, looting, photography, or further disturbance of any kind.

All historic artifacts that are determined to be a component of an archaeological site will be collected, analyzed, and curated. For this project, an archaeological site is defined as an area including a feature and/or an artifact concentration in excess of 100 artifacts per cubic meter. A curation agreement between the VA and Washington State University in Pullman has been made for all historical cultural materials collected during archaeological investigations (Attachment C to MOA).

VA will facilitate review by representatives of affected tribes of recovered cultural material. VA will consult with affected tribes and the signatory and consulting parties regarding their final disposition and timely repatriation, if necessary.

Attachment E
Human Remains Discovery Protocol
12/16/10

Jonathan M. Wainwright VA Memorial Medical Center
New Multi-Specialty Care Outpatient Clinic and Campus Realignment Project

Human Remains Discovery Protocol

The following describes the procedures to be followed in the event of human remains discovery and outlines how this process will be completed in order to meet regulatory compliance requirements. Compliance with several federal laws must be met, notably Native American Protection and repatriation Act (NAGPRA) and other applicable and regulatory requirement of the American Indian Religions Freedom Act, Archaeological Resources Protection Act, National Environmental Policy Act, and National Historic Preservation Act. The VA will treat all encountered remains as though they are Native American, and accordingly consult with affected tribes, unless and until remains are proven to be non-Native American

When addressing the inadvertent discovery of skeletal remains, three fundamental questions will be considered: These include; 1) are the remains human; 2) are the remains part of a crime; and 3) are the remains potentially Native American?

Human remains or suspected human remains will be treated with dignity and respect at all times. All human remains will be assumed to be Native American in ancestry until demonstrated otherwise. The VA and all other parties involved with the project acknowledge the cultural sensitivity of tribes, and pledge to keep confidential all information pertaining to the discovery, consultation, treatment, and temporary and final disposition of the remains. The VA will require all contractors and their subcontractors to enter into confidentiality agreements in this regard. The VA acknowledges the cultural and spiritual importance to tribes and that skeletal remains should not be removed or displaced from their original location. Every effort will be made to leave the remains where they are discovered. Remains only will be relocated when absolutely necessary to protect them from further severe disturbance or probable destruction, and only after consultation with the signatory and consulting parties.

If human skeletal remains are encountered during any excavation associated with this project (archaeological investigations, geotechnical monitoring, construction, or other ground disturbing activities), all activities that could cause further disturbance to the remains must cease, all other work within 60 meters (200 feet) will be suspended, and the remains shall be secured and protected from further disturbance, in accordance with NAGPRA and 43 CFR Part 10. The protective measures will include covering the excavation area with opaque sheeting within which the remains are exposed to prohibit photography opportunities, cordoning off the area around the remains with cones and caution tape, and notifying the VA police department for the purpose of ensuring the protection of the remains. The human skeletal remains will not be photographed, touched, moved, or further disturbed.

All inspection and analysis of remains pertaining to forensics and ancestral origins will be completed on-site, and will be non-destructive and entirely observational (i.e., visual with no

physical sampling). Associated funerary objects or artifacts will not be handled, removed, collected, or photographed without direct approval and supervision of the VA, DAHP, and the affected Tribes.

The archaeological field supervisor or monitor must immediately report (in less than one hour) the discovery of human skeletal remains to the VA Police Department, the VA Federal Preservation Officer, and VA-Walla Walla Cultural Resource Manager. The VA will contact the affected tribes as soon as possible (within two hours if at all possible, and always within one calendar day of discovery). It is important for the affected tribes to be notified during this time in order to enable early planning for the potential treatment of non-forensic remains.

The VA Police Department will contact the county coroner to make a determination of whether the remains are forensic or non-forensic. Exposed remains will not be moved unless absolutely necessary to ensure their protection from severe damage or imminent destruction. If the coroner needs to remove the remains from their subsurface context in order to make forensic determination, the VA will first notify the affected tribes. If the coroner cannot determine ancestral origin *in situ*, the VA will offer to retain a forensic anthropologist or professional physical anthropologist to assist with such determination prior to moving the remains.

If the county coroner determines the remains are non-forensic, the coroner will transfer legal jurisdiction in accordance with federal laws and regulations to the VA Federal Preservation Officer and VA-Walla Walla Cultural Resource Manager, who will contact the tribes with their findings as soon as possible (preferably within two hours, always within one calendar day of the determination) and who will take steps to ensure the remains are addressed in accordance with NAGPRA. The VA Federal Preservation Officer and VA-Walla Walla Cultural Resource Manager will handle all consultation with the affected parties as to the future preservation, excavation and temporary and final disposition of the remains. If the remains are non-forensic and not Native American in origin, the VA Federal Preservation Officer will arrange for their final disposition.

If planned ground disturbing activities are likely to cause further disturbance to exposed remains, emergency removal and exhumation procedures will be developed and implemented immediately with the participation of the affected Tribes. The VA will work with the affected tribes to arrange safe and secure temporary and final disposition of the remains. The VA acknowledges that the tribes have a strong preference for reburial to occur as closely as possible to the origin context. Any work within 200 feet of the find will not resume until a plan for management or preservation of the human remains and associated burial materials has been developed in consultation with the affected Tribes.

Contact List

Walla Walla VA Cultural Resources Manager: Stephen J. Roberts
(509) 525-5200 ext. 26422
Stephen.Roberts4@VA.Gov
Walla Walla VA Police Department: Jeffries Williams
Chief of Police

Attachment E
Human Remains Discovery Protocol
12/16/10
(509) 525-5200 x22534
Jeffrey.Williams3@VA.Gov
Walla Walla VA Safety Officer: Guy Jessee
(509) 525-5200 x22848
Guy.Jessee@VA.Gov
VA Federal Preservation Office: Kathleen Schamel
Federal Preservation Officer
(202) 461-8254
Kathleen.Schamel2@VA.Gov
Walla Walla County Coroner: Frank Brown
(509) 524-2845
fbrown@co.walla-walla.wa.us
State Physical Anthropologist: Guy Tasa
(360) 586-3534
Guy.Tasa@dahp.wa.gov
Terracon Project Environmental Engineer: Craig J. Peterson, P.E.
(503) 659-3281
cjpetersen@terracon.com
Confederated Tribes of the Umatilla Indian Reservation: Department of Justice
Brent Leonhard, DOJ
(541) 429-7406
brentleonhard@ctuir.org
Department of Natural Resources,
Cultural Resources Protection
Program
Teara Farrow Ferman
(541) 429-7230
(541) 377-2959 mobile
tearafarrowferman@ctuir.org
Department of Natural Resources,
Cultural Resources Protection
Program
Principal Investigator
Catherine E. Dickson
(541) 429-7321
catherinedickson@ctuir.org
Confederated Tribes and Bands of the Yakama Indian Nation:
THPO Cultural Resources
Kate Valdez
(509) 985-7596
kate@yakima.com
Wanapum Tribe:
Rex Buck
(509)794-0500
rbuck@gpud.org
Nez Perce Tribe:

Attachment E
Human Remains Discovery Protocol
12/16/10

Tribal Chairman
Samuel Penny
(208) 843-2253
Tribal Historic Preservation
Officer/Archaeologist
(208) 621-3851
keithb@nezperce.org
Colville Confederated Tribes:
THPO Cultural Resources
Camille Pleasants
(509) 634-2691
Camille.pleasant@colvilletribes.com

APPENDIX B

List of Environmental Permits / Modifications

List of Environmental Permits / Modifications

The following environmental permits or modifications are anticipated to be required prior to construction of the proposed action.

- **Air Permit** – The designer / contractor should complete ACM and LBP abatement in accordance with EPA NESHAP requirements and obtain portable temporary power permit from Ecology in accordance with WAC 173-400-035.
- **Construction Stormwater General Permit** – Ecology issued a construction stormwater general permit effective January 1, 2011 and expires December 31, 2015. The designer / contractor shall apply for the permit prior to construction. As part of the stormwater general permit, a SWPPP will be required.
- **EPCRA Assessment** – The VA or designer / contractor shall complete an Emergency Planning and Community Right-to-Know Act (EPCRA) diesel fuel thresholds assessment prior to construction. The assessment will detail if the VAMC complex currently or will subsequent to construction meet the requirements of EPCRA including if the total volume of all diesel and gasoline stored within the VAMC complex in ASTs exceeds 10,000-gallons.
- **MOA** – The VA or designer / contractor shall comply with MOA dated December 16, 2010 including stipulations for archeological resource monitoring during soil intrusive activities.
- **Specifications -** Construction requirement to address potential noise and dust should be anticipated in the project specification.
- **SPCC** – The VA should update the existing SPCC plan to address additional petroleum stored at the proposed OPC emergency generator.
- **UIC** - The VA or designer / contractor should register the proposed UICs prior to installation. Registration should include ensuring the non-endangerment standard is met and include applicable Best Management Practices.

APPENDIX C

Public Comments

Development Services
City of Walla Walla
15 North 3rd Avenue
Walla Walla, WA 99362-2797
509-524-4556
bwalker@ci.walla-walla.wa.us

April 15, 2011

Linda Wondra, Public Affairs Officer
Walla Walla Veteran's Affairs Medical Center
77 Wainwright Drive
Walla Walla, WA 99362

Re: March 16, 2011 Notice of Availability
March 16, 2011 Draft Environmental Assessment

This correspondence is in response to the Notice of Availability and draft Environmental Assessment published by the Walla Walla Veteran's Affairs Medical Center on March 16, 2011 and follows up also to the City's September 2, 2009 letter.

While the City is very supportive of the upcoming projects and the benefits the Walla Walla Veteran's Affairs Medical Center brings to the community, we do need to bring forward some discussion items in the public interest.

1. Draft Environmental Assessment, Scope of Work –
   The Draft Environmental Assessment's summary of proposed action includes only the 67,000 square foot Outpatient Clinic, though the city has been approached regarding construction of the 22,000 square foot Residential Recovery Unit.

   We ask that the Draft Environmental Assessment be accompanied by discussion on phasing and assess the project's cumulative effects.

2. City Water –
   a. Domestic: The Washington State Department of Health is the permitting authority for the on-site water system, and has previously provided approval for the use of 31 residential or commercial connections.

   b. Fire: The project proposes to connect to the city's municipal water system to meet fire flow demands.

   We ask that the Draft Environmental Assessment be accompanied by an analysis of water needs for both domestic and fire service, and ability to serve. The City requests confirmation of the site's ability to meet domestic water needs and that the potential does not exist for fire flow to be used also for domestic purposes without prior city approval. We ask also that appropriate standards be followed for all connections to city utilities.

3. City Sewer – The project proposes to retain the existing sanitary sewer connection.

   We ask that the Draft Environmental Assessment be accompanied by a detailed analysis to ensure the existing sewer connection is adequate to serve the increased use. The sewer service may need

to be reconnected to the 12" sewer main in West Poplar Street. We ask also that the analysis address increase in affluent flow so that appropriate Capital Facility Charges can be determined.

4. Storm Water –
   Section 3.6.2 of the Draft Environmental Assessment states currently storm water is, in part, disposed of by pipe conveyance to Mill Creek.

   We ask that any such connection be removed and that all storm water be disposed of appropriately on site, including increased run off due to new facilities.

5. Traffic –
   The combined proposed projects add approximately 111,700 square feet to the site and we understand no structures will be demolished. Additional parking is also provided for in the project plans. Section 3.13 of the Draft Environmental Assessment omits analysis of traffic impacts to public rights-of-way. The City's September 2, 2009 letter requested a traffic impact analysis to determine affects to and corresponding mitigation to the City's streets serving the proposed development.

   The City has received information that the Chestnut Street entrance may be closed to public traffic at some future date. If this is so, the impact of that action must be addressed as well.

   We ask that the Draft Environmental Assessment be accompanied by a traffic impact analysis.

6. Easement –
   Fort Walla Walla's hiking trail south of The Veteran Affairs Medical Center extends from Fort Walla Walla Park to West Chestnut Street, crossing the east part of the VA property.

   The City requests a fifty (50) foot public access easement for this pathway and to accommodate future access improvements.

I hope this information is helpful and we look forward to continued involvement with your project.

Sincerely,

Brian Walker AICP
Assistant Director

Copy: Nabiel Shawa, City Manager
Tim McCarty, Support Services Director
Chuck Fulton, Police Chief
Ki Bealey, Public Works Director
Jim Dumont, Parks Director
Bob Yancey, Interim Fire Chief
Neal Chavre, Interim City Engineer

Attachment: September 2, 2009 City of Walla Walla Letter
November 14, 1995 Department of Health Letter

CITY OF
WALLA WALLA

Development Services Department
Service Center
55 E. Moore
Walla Walla, WA 99362-2797
Phone # (509) 527-4535
FAX # (509) 524-7980
ci.walla-walla.wa.us – 509-524-4556

September 2, 2009

David Alexander
Assistant Facilities Manager
77 Wainwright Place
Walla Walla, WA 99362

Mr. Alexander:

We are writing to follow-up on recent communications between Veteran Affairs representatives and Walla Walla City staff concerning utility connections and construction of multiple buildings at the Jonathan M. Wainwright Memorial Veterans Affairs Medical Center. Staff has been contacted regarding the Center's need to connect to the City's municipal water system in order to meet fire flow requirements for new construction on the VA property, and connection to our sewer system. It is our understanding construction will be engaged in phases, the first of which is the approximately 22,000 square foot residential rehabilitation unit at the southwest corner of the property.

On August 31, 2009 the City's Site Plan Review Committee met to review the request and returns the following comments:

It is the City's position that connection to its utilities is conditional on meeting City policies and standards. The City is ready to serve the Jonathan M. Wainwright Memorial Veterans Affairs Medical Center new facilities with water and sewer with the following conditions:

1. The City will require that planning, building, utility, plumbing/mechanical permits and on-site/off-site improvements be obtained for the proposed facilities.
2. City water main extension and looping to serve the proposed facilities shall be at the expense of the development.
3. Any sewer main extensions or improvements to serve the proposed facilities shall be at the expense of the development.
4. Engineered plans shall be submitted for approval and permit for all required City utility work.
5. Appropriate utility easements (generally 20 foot wide) shall be granted to the City over any new City utilities constructed on your property.
6. The City will require an easement or long-term lease for pedestrian and vehicular access from Chestnut Street east along the railroad right-of-way to the City park.
7. A traffic impact analysis shall be completed to determine the effects and corresponding applicable mitigation to the City's streets, specifically to Poplar Street, Avery Street, and Chestnut Street.

8. All applicable plan review, inspection, permit, and other City fees shall be paid.

Let me assure you that the City has ample capacity to serve the fire flow, potable water, and sewer needs of your proposed facilities and any future private facilities envisioned for your campus.

Our staff looks forward to working with the Jonathan M. Wainwright Memorial Veterans Affairs Medical Center through the application and permitting process and we can begin pre-application discussions as soon as your team is ready. Please note limitations on pre-application comments. None of the opinions or suggestions of the Site Plan Review Committee in preliminary site review conference shall be considered binding in the formal site plan approval process initiated per Walla Walla Zone Code Chapter 20.46.070.

We hope this information is helpful and we look forward to a successful project for the VA and the community.

Sincerely,

Brian Walker, AICP
Assistant Director

Craig S. Siviey, P.E.
Public Works Director

Copy: Site Plan Review Committee
City Manager

STATE OF WASHINGTON
DEPARTMENT OF HEALTH
1500 West 4th Avenue, Suite 305 • Spokane, Washington 99204
FAX (509) 456-2997

November 14, 1995

Attn: Richard Burmeister
Veterans Affair Med. Ctr. Dept. Of
77 Wainwright Dr.
Walla Walla, WA 99362

RE: Number of Approved Connections - Veterans Affair Med. Ctr. Dept. Of
Walla Walla County, ID#: 905420

Dear Purveyor:

The Growth Management Act and the Water System Operating Permit Program place an emphasis on knowing the ability of each water system to serve additional connections. Our office is attempting to determine the maximum number of services that each water system can adequately serve. Assuring "adequacy" is one of the objectives of the state's Drinking Water Program. Further, the number of connections a water system can adequately serve ("approved number of connections") is of primary importance to local health districts in their review of building permit applications.

We have reviewed available reports, plans, correspondences, and Water Facility Inventory information related to your system. Our research focused primarily on storage and source capacity, the existing customer service population, and any prior DOH approvals issued to the system. Our research did not include an analysis of your transmission or distribution systems, consideration of separate pressure zones (if any), or review of your system's water rights. These factors may further limit the number of connections that could be adequately served.

According to our most current information, your water system serves 31 residential and non-residential connections. Based upon this and the above mentioned information, DOH concludes that your existing system is capable of adequately serving no more than 31 residential and non-residential service connections. Sizing calculations show that the lack of information about your system is the limiting factor in establishing the maximum number of connections which can be sufficiently served. This means that no additional connections should be made to the water system until a more thorough evaluation of the current uses and current capacity of your system is conducted. This can be accomplished through preparation of a water system plan.

If you believe that the water system data used to conduct this evaluation is incomplete or inaccurate, please document and submit to DOH recent water production and consumption rates, the total capacity of storage facilities, system fire flow requirements, the output of each drinking water source, and the current number of service connections.

Current drinking water regulations require a water system to prepare a water system plan when: (1) The system exceeds one thousand connections; (2) The system undergoes a change in ownership; (3) The system experiences problems related to planning, operation, and or management; and/or (4) The system expands their service area or adds facilities for new growth. Even if your water system does not meet one of these criteria, the Drinking Water Program encourages you to prepare a water system plan.

If you have any questions about the water system planning process, or wish to meet with Drinking Water Program Staff to discuss specific planning issues facing your community, please do not hesitate to contact our office at the number listed below.

Sincerely,

Tom Wells

Tom Wells, P.E.
Regional Engineer
(509) 456-3186

TW:bt
pc: Walla Walla County-City Health Department