



City of Walla Walla Hearing Examiner
Development Services
55 E. Moore Street
Walla Walla, WA 99362
(509) 524-4710

CITY OF WALLA WALLA HEARING EXAMINER AGENDA

Thursday, November 21, 2024 – 6:30 P.M.

Meeting Location:

City Hall, Second Floor, Council Chambers
15 N. Third Avenue, Walla Walla

Members of the public may also attend and participate in the public hearing virtually, by using this Zoom meeting link: <https://bit.ly/3Cd9dkb> or by calling: 253-215-8782 and entering meeting ID: 869 8571 8864

1. CALL TO ORDER

2. NEW BUSINESS

A. Public Hearing for a Preliminary Plat Subdivision (Maland)

File# PPL-24-0002 and SEP-24-0008

Applicant: Doug Botimer

Location: 1000 Block of Taumarson Road, east of Deerhaven Drive and west of Plaza Way.

Proposal: The applicant is requesting preliminary plat approval to subdivide the subject property of approximately 5.66 acres into a total of 23 residential lots.

Public Hearing and a recommendation from the Hearing Examiner, for the decision to be made by the City Council.

3. ADJOURNMENT

The City of Walla Walla complies with Title VI, ADA, and other applicable Federal civil rights laws and does not discriminate on the basis of race, color, national origin, age, disability, religion, veteran status, sexual orientation, gender identity, or sex. Persons who need auxiliary aids for effective communication are encouraged to make their needs and preferences known to the City of Walla Walla Development Services Department three business days prior to the meeting date so arrangements can be made.



Use your smart phone for digital access to the complete meeting packet.



**The Ponds Subdivision
(Taumarson Road at Plaza Way)
Preliminary Plat
LEVEL IV Review Staff Report**

File: PPL-24-0002

SEPA File: SEP-24-0008

I. GENERAL INFORMATION:

Application Date: March 28, 2024

Hearing Date: **November 21, 2024**

Applicant/Property Owner(s): Doug Botimer, PO Box 2053, Walla Walla, WA 99362

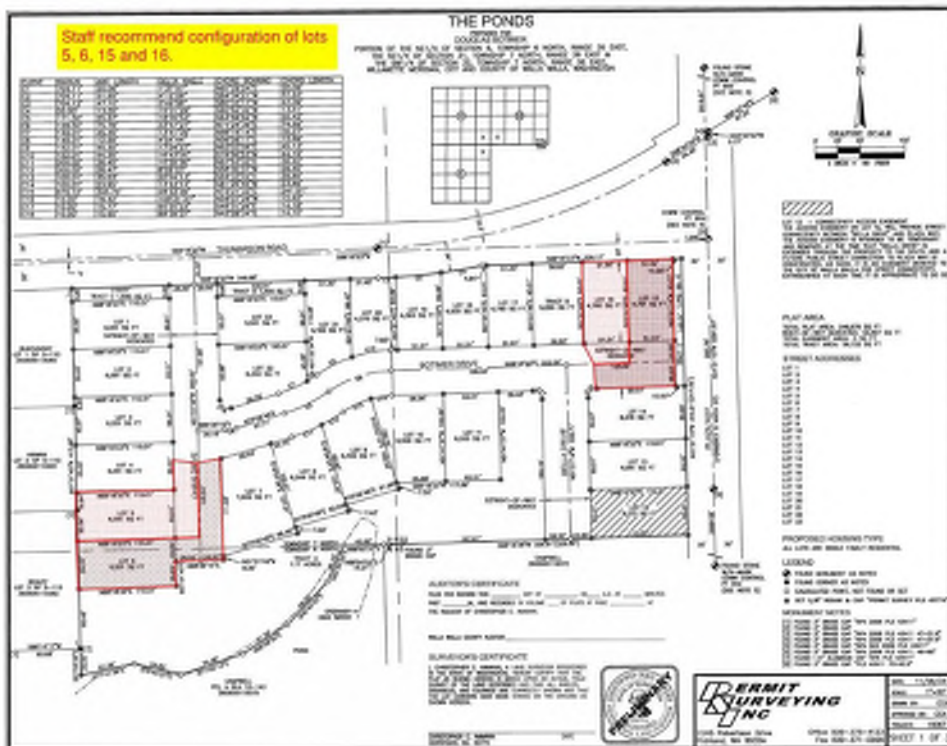
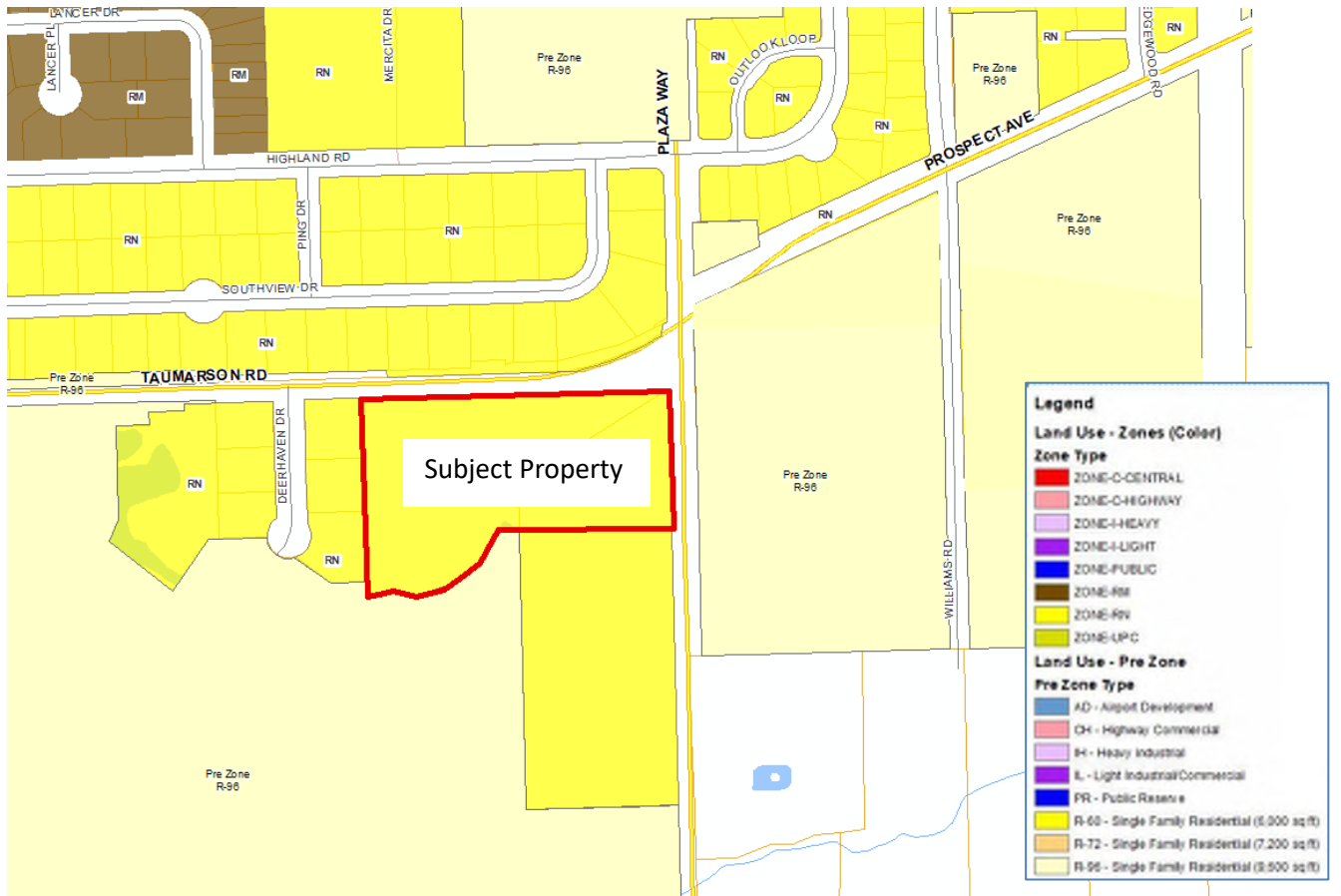
Description: The applicant is requesting preliminary plat approval to subdivide the subject property of approximately 5.66 acres into a total of 23 residential lots.

Proposed Location: 1000 Block of Taumarson Road, east of Deerhaven Drive and west of Plaza Way.

Parcel Numbers: 360606110079, 360732330001

Subject Property and Adjacent Property Zoning and Land Use:

	Comprehensive Plan	Zoning	Current Land Use
Project Site	Residential	Neighborhood Residential	Vacant Field
North	Residential	Neighborhood Residential	Residences
South	Residential	Neighborhood Residential and R-96 (County)	Fields and rural residential
East	Residential	Neighborhood Residential and R-96 (County)	Fields and residential
West	Residential	Neighborhood Residential	Residences



II. ENVIRONMENTAL REVIEW

The Applicant prepared a State Environmental Policy Act (SEPA) Environmental Checklist for review under the provisions of Walla Walla Municipal Code (WWMC) Chapter 21.08. The Notice of Application and Washington State Environmental Policy Act (SEPA) checklist was circulated to the SEPA distribution list and Washington State Department of Ecology SEPA register on April 29, 2024.

The City of Walla Walla Development Services has determined that this proposal is unlikely to have a significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030.

The staff has reviewed the following: submitted SEPA Checklist, Traffic Report, Geotechnical Engineering Report, Critical Area letter and the existing environmental documents: Walla Walla Comprehensive Plan Final Environmental Impact Statement (FEIS).

The City of Walla Walla SEPA Responsible Official issued a final SEPA threshold determination of a Mitigated Determination of Non-Significance (MDNS) on October 29, 2024.

III. FINDINGS OF FACT

1. The applicant filed a Preliminary Plat application to subdivide the subject property of approximately 5.66 acres into a total of 23 residential lots.
2. The application is subject to a Level IV review for the Preliminary Plat approval pursuant to Walla Walla Municipal Code 20.27. The public hearing will be held by the City of Walla Walla Hearing Examiner and the Hearing Examiner forwards a recommendation to the City Council.
3. The application was filed on March 28, 2024, and determined to be a complete application on April 25, 2024.
4. A Notice of Application was issued on April 29, 2024, with a public comment period that concluded on May 17, 2024. The Notice of Application was mailed to property owners within 400 feet of the subject property, posted on the City's website, published in the Union Bulletin, posted on-site, as required by Walla Walla Municipal Code 20.14.065 and provided to parties that requested special notice per Walla Walla Municipal Code 20.14.015.

5. Comment letters/emails were received from:
 - A. Washington State Department of Ecology, dated May 16, 2024
 - B. Washington State Department of Archaeology and Historic Preservation, dated April 29, 2024
 - C. Deirdre Bealey, dated May 14, 2024
 - D. Sara Wutzke, dated May 14, 2024
 - E. Derri Reid, dated May 14, 2024
 - F. Joseph McMichael, dated May 15, 2024
 - G. Gary Hinman and Heather Sinclair, dated May 15, 2024
 - H. Wes Romine, dated May 16, 2024
 - I. Donna Lange, dated May 14, 2024
 - J. Edmond Bruneau, dated May 15, 2024
 - K. Ed and Sue Bukovinsky, dated May 17, 2024
6. The City of Walla Walla SEPA Responsible Official issued a Mitigated Determination of Non-Significance (MDNS) on October 29, 2024. The mitigation conditions are contained within the attached MDNS.
7. A Notice of Public Hearing was issued on October 31, 2024. The Notice of Public Hearing was mailed to property owners within 400 feet of the subject property, posted on the City's website, published in the Union Bulletin, posted on-site as required by Walla Walla Municipal Code 20.14.085 and provided to parties that provided comment or requested special notice per Walla Walla Municipal Code 20.14.015.
8. The City of Walla Walla adopted an updated Comprehensive Plan, Walla Walla 2040, on June 13, 2018 (Ordinance 2018-15) that included significant policy changes to address affordable housing, support a variety of housing types within residential zones, and encourage development where infrastructure exists.
9. To implement the adopted Comprehensive Plan, Walla Walla 2040, the City of Walla Walla made significant changes to the land use and zoning code that were adopted on December 19, 2018 (Ordinance 2018-53). These changes included allowing a wider range of housing types and combining the three previous separate single-family residential zones into the new Neighborhood Residential zone.
10. The Walla Walla Comprehensive Plan assigns the Residential land use designation to the subject property. As noted above, the property is located within the Neighborhood Residential (RN) zoning district.
11. The Neighborhood Residential Zone is intended to provide for a variety of housing dwelling unit types including but not limited to single-family residential, duplexes, triplexes, fourplexes, townhomes, cottage housing, tiny homes,

stacked flats, and accessory dwelling units. Development standards for the Neighborhood Residential zone are provided in Walla Walla Municipal Code 20.50.020.

12. The Walla Walla Municipal Code 20.50.020 requires a minimum net density of 4 dwelling units per acre, with no established maximum density.
13. A traffic report was submitted as part of the preliminary plat application review. This traffic report was reviewed by the City Engineering Department and no additional traffic mitigation is required.
14. Water is provided by the City of Walla Walla and will be provided to the new lots per Walla Walla Municipal Code 19.32.030 and 19.32.050. There is an 8-inch water main in Taumarson Road and a 12-inch water main in Plaza Way.
15. Sewers are provided by the City of Walla Walla. Sanitary sewers shall be extended to each lot within the development as provided by Walla Walla Municipal Code 19.32.040. There is a 24-inch sewer main in Taumarson Road.
16. Recreational opportunities are available at Jefferson Park, Howard Tietan Park, and Fort Walla Walla Park. Open space and walking areas are within the Mountain View cemetery. Private recreation is available at the Walla Walla Country Club.
17. The Walla Walla Municipal Code section 20.50.020(E) requires that no building heights exceed 35 feet in the Neighborhood Residential zone. Impacts on views will be constrained by the height limit.

IV. CRITERIA FOR REVIEW/CONCLUSIONS OF LAW

Walla Walla Municipal Code Section 19.14.020(B) requires that the Staff Report shall determine whether the proposed preliminary subdivision “conforms to policies, standards and accepted design principles” for the following items:

1. Consistency with the Comprehensive Plan and Municipal Code;
2. Appropriate provisions for the factors enumerated in RCW 58.17.110 within and around the proposed subdivision;
3. Adequate means of ingress and egress to the proposed lots in accordance with the provisions of this code;
4. Appropriateness of the site, scale, and density of development;
5. Maximization of green space within a plat and minimization of the impact of development upon views;
6. Energy usage requirements and maximization of energy efficiency; and
7. Mitigation of probable adverse environmental impacts.

The City Staff analysis is provided below.

1. CONSISTENCY WITH THE COMPREHENSIVE PLAN AND MUNICIPAL CODE

WALLA WALLA COMPREHENSIVE PLAN

Staff has reviewed the proposed preliminary plat against the goals and policies of the City of Walla Walla Comprehensive Plan and provides the following Goals and Policies which the proposal implements.

Community Character Policy 1.1 Use the land use code and design guidelines to ensure that new development reinforces and is guided by the character of existing land use patterns and the architectural attributes of the applicable character areas.

Land Use Policy 1.1 Accommodate new residential and commercial development in areas with available infrastructure and services.

Land Use Policy 1.4 Review new development proposals to ensure they support the objectives of the Comprehensive Plan such as land use, transportation, community character, historic preservation, and sustainability.

Land Use Policy 3.7 Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, single family residential and manufactured home and manufactured housing communities.

Land Use Policy 4.1 Balance commercial, industrial, and residential development with the conservation of natural resources and open space by directing growth to areas already served by infrastructure.

Land Use Policy 4.4 Ensure that new subdivisions and housing development retains natural qualities including topography, natural features, and native vegetation to minimize impacts to the surrounding ecosystem. Retaining or restoring riparian woody vegetation should be a priority.

Land Use Policy 5.2 Ensure that new subdivisions and housing are designed to accommodate pedestrian and bicycle access within the development and to nearby community facilities and amenities such as schools, parks, shopping areas, transit corridors, and employment centers.

Housing Element

“Walla Walla must ensure it has enough housing for all its residents. As the City grows it also plays a role in providing everyone who lives here with access to a decent house that they can afford. There are many ways to do this but increasing the different types of housing is an important factor in meeting community needs. Policies enacted to create more housing must include measures that mitigate

against the displacement of marginalized populations through redevelopment. This element examines the kind of housing Walla Walla has now, its needs for housing, and identifies how it can make sure there are enough homes for everyone in the future.”

Housing Goal 1: A broad range of housing choices is available to meet the needs of people of diverse socioeconomic status, housing type and age.

Housing Policy 2.1 Integrate housing for lower and moderate-income households and those with special needs into a variety of geographical locations throughout the city.

Environment and Natural Resources Policy 1.3 Ensure that buffers are adequately defined, regulated, and controlled to limit the disturbance of vegetation and disruption of ecological function.

Transportation Policy 5.2 Create a well-connected network of streets, paths, and transit service to provide active transportation options.

Capital Facilities and Utilities Policy 2.7 Ensure that facilities and infrastructure are designed and located with consideration of their impacts on community character.

REGIONAL HOUSING ACTION PLAN

The Regional Housing Action Plan (RHAP), adopted by the Walla Walla City Council via Ordinance 2021-23, states the need for additional housing, with the following:

“The Walla Walla Region should plan to add approximately 4,685 net new housing units over the next 20 years.” [...] and] “Based on the residential capacity analysis and this housing needs assessment, the following conclusions are made: [...] Walla Walla UGA: the projected 20-year housing need of 3,570 dwelling units is below the potential UGA capacity of 3,740 dwelling units... It is recommended that the [City of Walla Walla ...] ensure that new housing density can be optimized within current UGA's...” (See page v, *Regional Housing Action Plan*)

The Regional Housing Action Plan also finds that an anticipated development of 3,570 dwelling units will be needed within the projected 20 years, of which 1,714 dwellings will come from infill redevelopment and 1,686 dwellings will come from vacant land. (See page 20, *Regional Housing Action Plan*)

WALLA WALLA MUNICIPAL CODE 20.50.020

The Neighborhood Residential Zone is intended to provide for a variety of housing dwelling unit types including but not limited to single-family residential, duplexes, triplexes, fourplexes, townhomes, cottage housing, tiny homes, stacked flats, and accessory dwelling units.

A. Level of Uses. The uses allowed by Level I, II, III, or IV procedures in this zone are designated by a 1, 2, 3, or 4 respectively on the Tables of Permitted Land Uses, Chapter 20.100.

B. The Neighborhood Residential Zone has a minimum net density requirement of four dwelling units per acre.

C. Minimum Yard Requirements.

1. Front yard: twenty feet. Corner lots have two front yards: primary and secondary. The primary front yard (generally off-street parking side) shall be full depth; the secondary front yard shall be one-half the required front yard depth. Front yard setback for garage or carport must be twenty feet; front yard setback for house may be reduced to fifteen feet.

2. Side yard: five feet; attached housing with a shared wall/property line can be zero feet except for end units that shall be five feet.

3. Rear yard: twenty feet. Rear yards for detached accessory structures: see Chapter 20.118. Corner lots are not considered to have rear yards.

4. For exceptions to these minimum standards, see Section 20.102.020.

D. Lot Coverage. Buildings shall occupy a maximum of fifty percent of the lot.

E. Building Height. No building shall exceed thirty-five feet.

F. Off-Street Parking. See Chapter 20.127 for residential parking requirements.

STAFF ANALYSIS:

The preliminary plat is located within the Residential Land Use designation of the Walla Walla Comprehensive Plan and is zoned Neighborhood Residential. The proposed preliminary plat will consist of 23 buildable lots.

The required minimum net density for the Neighborhood Residential zone is four (4) dwelling units per net acre. "Net density" means the number of dwelling units per acre of developable land. Developable land excludes roadway dedications, critical areas and associated buffers, the drip line of significant trees, and public facilities (such as stormwater tracts or parks/open space) or other areas that are deemed undevelopable by the director after review by the site plan review committee.

Based on the buildable land area of the proposed preliminary plat, the minimum net density is 13 units, and the applicant has proposed 23 units.

The Neighborhood Residential zoning district requires front and rear yard setbacks, and 5-foot side setbacks. Side yards for attached housing with a shared wall/property line can be zero feet except for end units that shall be five feet. The front yard setback for garage or carport must be twenty feet and the front yard setback for the house may be reduced to fifteen feet. Maximum lot coverage for all roofed structures on a lot is 50 percent of the lot area. All buildings in the Neighborhood Residential zone are limited to 35 feet in height and additional provisions for front porches are allowed.

Based on the staff review, the proposed plat will contribute to the overall goal of creating new housing units, as recommended within the Regional Housing Action Plan, and the preliminary plat is determined to be consistent with the Goals and Policies of the Comprehensive Plan pertaining to Land Use and Housing and the provisions of the Walla Walla Municipal Code, if the conditions of approval are implemented.

2. APPROPRIATE PROVISIONS FOR FACTORS ENUMERATED IN RCW 58.17.110

STAFF ANALYSIS:

Staff review resulted in the following findings:

1. Open space - Open space will be located within the subdivision in Tract A which would consist of approximately 1.17 acres of open space. Open space and walking areas are contained within the Mountain View cemetery and Fort Walla Walla Park. The private golf course grounds of the Walla Walla County Club also provide recreational opportunities and open space.
2. Stormwater/Drainage ways - Storm water facilities will be provided and maintained for the proposed development and required to meet the City of Walla Walla Stormwater Design Standards Handbook and the Eastern Washington Stormwater Design Manual. The stormwater system is to be designed to contain the 25-year 24-hour storm event.
3. Streets, roads, alleys, and other public ways - Street and frontage improvements are proposed to provide access and accommodate the needs of the residents as part of the proposed project. The proposed development will be served by the existing Taumarson Road and Plaza Way (temporary access) right of way and includes sidewalk access to each lot in accordance with Walla Walla Municipal Code 19.30.030. The City will require the Plaza Way frontage of the subject property to be improved in conjunction with the proposed development, per the City of Walla Walla Standard Plans.
4. Transit stops - Public Transportation provided by Valley Transit is available at the Plaza Way shopping center at Plaza Way and Tietan Street.

5. Potable water & sanitary sewer - The project will be served by City water and City sewer.
6. Parks, recreation & playgrounds - Recreational opportunities are available at Jefferson Park, Howard Tietan Parks and Fort Walla Walla Park. Private recreation is available at the Walla Walla Country Club.
7. Sidewalks and other planning features for walking to and from school - The preliminary plat is located within the Prospect Point Elementary and Garrison Middle School boundaries. Sidewalks will be constructed to city standards within the development and the Plaza Way frontage. Future city street projects should address the inadequate sidewalks on the middle section of Plaza Way, between the intersection of Mercita Drive at Plaza Way and north towards Stone Creek Place.

3. ADEQUATE MEANS OF INGRESS AND EGRESS

STAFF ANALYSIS:

The staff has determined, after review by the City of Walla Walla Engineering Department, that there is adequate means for ingress and egress to all lots within the proposed preliminary plat. Additional information is included in the Traffic Impact Analysis.

Connectivity: Adequate vehicle access is available on Taumarson Road and Plaza Way for the development. Walla Walla Municipal Code Section 19.30.030(2) requires that a subdivision of 15 or more lots shall have a minimum of two access points, and this requirement is satisfied by the proposed development layout.

Additionally, bicycle and pedestrian connectivity will be achieved via the connection of Plaza Way and Taumarson Road.

4. APPROPRIATENESS OF THE SITE, SCALE, AND DENSITY OF DEVELOPMENT

STAFF ANALYSIS:

Density/Type of Use: The subject property has a Comprehensive Plan Land Use designation of Residential. The subject property has been within the City of Walla Walla's Urban Growth Area (UGA) since 1996 and was annexed into the City Limits in 2018. The Walla Walla Comprehensive Plan provides for Goals and Policies for Housing and the implementation of the city-wide rezone to Neighborhood Residential.

The Neighborhood Residential Zone is intended to provide for a variety of housing dwelling unit types including but not limited to single-family residential, duplexes, triplexes, fourplexes, townhomes, cottage housing, tiny homes, stacked flats, and accessory dwelling units. The subdivision's proposed density provides a transition

from the adjacent City Residential zoning district on Southview Drive and the Walla Walla County R-96 Residential zoning district to the south and east.

Infrastructure: The development of the property will require complete street and frontage improvements, utility improvements, applicable street tree placement and construction of improvements to city standards. The City Engineering Department will review civil engineering plans for improvements.

5. MAXIMIZATION OF GREEN SPACE WITHIN A PLAT AND MINIMIZATION OF THE IMPACT OF DEVELOPMENT UPON VIEWS

STAFF ANALYSIS:

Open space will be located within the subdivision in Tract A which will consist of approximately 1.17 acres of open space. Rear and front yards will provide green space and open space areas that will be required within the development for setbacks. Future construction is subject to Walla Walla Municipal Code which will limit the building height to thirty-five feet. This is the standard height limitation that is applicable to all the Neighborhood Residential areas of the city.

6. ENERGY USAGE REQUIREMENTS AND MAXIMIZATION OF ENERGY EFFICIENCY

STAFF ANALYSIS:

Future residential development will be required to comply with the Washington State Energy Code.

7. MITIGATION OF PROBABLE ADVERSE ENVIRONMENTAL IMPACTS

STAFF ANALYSIS:

As noted above, review was completed under the State Environmental Policy Act and a Mitigated Determination of Non-Significance (MDNS) was issued. The mitigation condition is contained within the attached MDNS.

V. **STAFF RECOMMENDATION**

The staff recommends that the Hearing Examiner forward a recommendation for approval of the proposed preliminary plat to the City Council in accordance with the Walla Walla Municipal Code 20.27.040, subject to the following recommended conditions:

1. Stormwater - Storm water generated within the development shall be retained on site with a storm water system designed to retain, at a minimum, 100% of the 25-year, 24-hour event. A stormwater report shall be provided and reviewed to ensure compliance with the Stormwater Management Manual for Eastern Washington and the City of Walla Walla's Stormwater Design Standards Handbook prior to Civil Plan Approval. Due to the currently sloped topography of the proposed lots numbered 17 to 23 (downward slope to the easterly edge of the property),

stormwater management systems shall be designed and submitted for these proposed lots at the time of building permit application, to ensure these systems meet the requirements of the Stormwater Handbook. These civil engineering designs shall handle all storm runoff from private lots either on site, separately, or through a larger communal collection system. Any new stormwater improvements capturing runoff from private property will be privately owned and maintained, with appropriate maintenance responsibilities defined, and the City of Walla Walla will not be responsible for these systems.

2. A homeowner's association shall be established, and the homeowner's association shall be responsible for the planting and maintenance on any landscaping, stormwater facilities and improvements within Tract A, B, C, D and E.
3. A condition to reconfigure Lots 5, 6, 15 and 16 with the recommendation map (Exhibit L) or a reconfiguration for cul-de-sacs.

Prepared by Jon Maland, Senior Planner



EXHIBIT 1: STAFF REPORT WITH ATTACHMENTS

- A. Application
 - 1) Legal Description
 - 2) Preliminary Plat Map
 - 3) Routes to school Map
 - 4) Transportation Assessment (Traffic Report) dated May 17, 2024
 - 5) SEPA Checklist, dated February 22, 2024
 - 6) Stormwater / Geotechnical Report, Hall Engineering, dated February 20, 2024
 - 7) Critical Area letter - Anderson Perry, dated August 21, 2024
- B. Determination of Completeness
- C. Notice of Application
- D. SEPA Mitigated Determination of Non-Significance (MDNS)
- E. Notice of Public Hearing
- F. Proof of Posting/Mailing/Publishing Certificates
- G. Notification List
- H. Regional Housing Action Plan, Page 20
- I. Comment letters/emails
- J. Development rendering

- K. Subdivision identification sign
- L. Map of the staff recommendation for Lots 5, 6, 15 and 16

PPL-24-0002

Attachment A

Application



Development Services Department
permits@wallawalla.gov
(509) 524-4710

SUBDIVISION APPLICATION

Application fee is due upon submittal

All posting, notification, and postage costs will be billed to the applicant WMMC 20.14.065(F) & 20.14.085(G)

- Checkboxes for Preliminary Plat, Short Plat, Binding Site Plan, Final Plat, MF Home Subdivision, and PUD with corresponding WMMC codes.

Site Address: Approx 1100 W Taumaron Parcel(s) #: 360606110079 & 360732330001

Applicant Name: Doug Botimer

Phone: 509-301-6667 E-mail address: botimerdoug@gmail.com

Mailing Address: PO Box 2053, Walla Walla, WA 99362

Property Owner: Same

Phone: E-mail address:

Mailing Address:

Surveyor/Engineer: Permit Surveying, Inc.

Phone: 509-375-4123 E-mail address: chris@permitsurveying.com

Mailing Address: PO Box 927 Richland, WA 99352

- 1. Subdivision / Project Name: The Ponds
2. Legal description (may attach separately): See attached Preliminary Plat.
3. Amount of land to be in public ownership (right-of-way, parks, etc.): 53,597 sq ft
4. Proposed restrictive covenants:

Applicant/Owner wishes to establish a Latecomers Agreement Yes No

REQUIRED DOCUMENTS ARE LISTED ON THE REVERSE

I, Doug Botimer, the applicant for this subdivision, do hereby confirm that the above is correct. (Attach a separate sheet if more than one owner)

Handwritten signature of Doug Botimer

Date: March 28, 2024

Applicant signature

I, Christopher C. Ammann, PLS, the surveyor/engineer, have prepared this proposal and do hereby confirm that the subdivision meets all Walla Walla Municipal Code 19.40 requirements and the requirements of the RCW (Revised Code of Washington).

Handwritten signature of Christopher C. Ammann

Date: 28 March 2024

Surveyor / Engineer signature

AFTER RECORDING MAIL TO:

Douglas Botimer, Gloria J. Botimer
13 1/2 E. Main Street
Walla Walla, WA 99362

WALLA WALLA CO. TREASURER
REAL ESTATE EXCISE TAX
PAID

APR 18 2016

Filed for Record at Request of:
Pioneer Title Company Of Walla Walla
Escrow Number: Y-50010

NO. 130040
AMT. 9,185.00

Statutory Warranty Deed

THE GRANTOR Jon A. Campbell, as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Douglas Botimer, an unmarried person and Gloria J. Botimer, an unmarried person the following described real estate, situated in the County of Walla Walla, State of Washington

Abbreviated Legal:

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 36-06-06-11-0079, 36-07-32-33-0001

SUBJECT TO: Reservations, Restrictions, Covenants and Easements of record as disclosed by Pioneer Title Company order No. Y-50010

Dated 4-18-16

[Signature]
Jon A. Campbell

STATE OF Washington }
COUNTY OF Walla Walla } SS:

I certify that I know or have satisfactory evidence that Jon A. Campbell is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposed mentioned in the instrument.

Dated: 4/18/2016 [Signature]



Notary Public in and for the State of Washington
Residing at Walla Walla

EXHIBIT A

A parcel of land located in the southeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 31, the southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 32, Township 7 North, Range 36 East, W.M., and the northeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 6 of Township 6 North, Range 36 East, W.M., all in Walla Walla County, Washington described more particularly as follows:

Commencing at the northeast corner of said Section 6, being the **TRUE POINT OF BEGINNING**;

Thence north 88 degrees 17 minutes 19 seconds east for a distance of 329.99 feet along the north line of the northwest $\frac{1}{4}$ of Section 5 to a point on the west right of way line of South Ninth Street; thence north 01 degrees 22 minutes 18 seconds west for a distance of 317.02 feet along the west line of South Ninth Street to the intersection with the south right of way of line Taumarson; thence south 88 degrees 17 minutes 05 seconds west for a distance of 691.51 feet, along the south right of way line of Taumarson road; thence south 01 degrees 22 minutes 18 seconds east for a distance of 316.97 feet; thence south 01 degrees 28 minutes 05 seconds east for a distance of 138.58 feet; thence north 77 degrees 39 minutes 10 seconds east for a distance of 61.38 feet; thence south 75 degrees 46 minutes 24 seconds east for a distance of 53.84 feet; thence north 71 degrees 03 minutes 38 seconds east for a distance of 74.37 feet; thence north 56 degrees 56 minutes 07 seconds east for a distance of 61.35 feet; thence north 42 degrees 39 minutes 21 seconds east for a distance of 66.68 feet; thence north 23 degrees 32 minutes 05 seconds east for a distance of 45.18 feet; thence north 88 degrees 42 minutes 23 seconds east for a distance of 60.70 feet to the **TRUE POINT OF BEGINNING**.

Attachment A

3. Routes to School Map



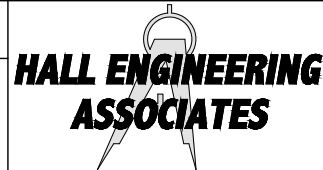
DATE:
04-15-24

DRAWN BY:
DJK

DWG: NO.
204-Axxx

DOUG BOTIMER

THE PONDS
SCHOOL ACCESS EXHIBIT



10 SOUTH AUBURN
KENNEWICK, WA 99336
(509) 582-2200

Attachment A

4. Transportation Assessment (Traffic Report)

Technical Memorandum

May 17, 2024

Project# 30268.0

To: Shea Peterson, P.E.
City of Walla Walls
15 North 3rd Avenue
Walla Walla, WA 99362

From: Matt Hughart, AICP, Corrie Parish, & Julia Kuhn, PE

CC: Doug Botimer, Gary Hall P.E.

RE: The Ponds Development Transportation Assessment

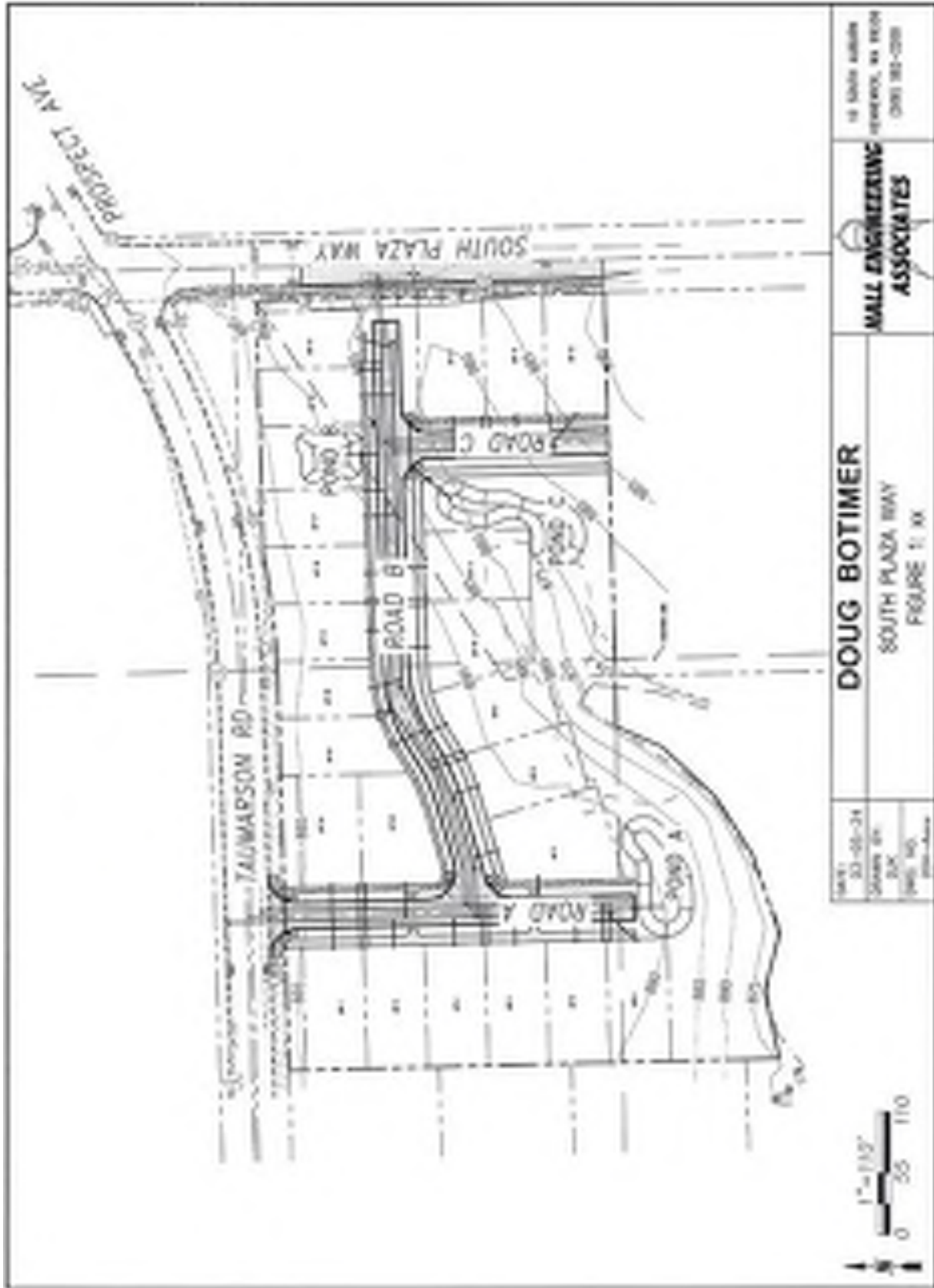
INTRODUCTION

Doug Botimer is proposing to develop a 23-lot single family home subdivision (herein referred to as The Ponds) to be located in the southwest quadrant of the Taumarson Road/Plaza Way/Prospect Avenue intersection in Walla Walla. A site vicinity map is shown in Figure 1. As shown in Figure 2, access to the subdivision is proposed via a neighborhood street connection to Taumarson Road. The enclosed transportation assessment summarizes the anticipated transportation impacts of the proposed subdivision.

Figure 1 – Site Vicinity Map



Figure 2 – Proposed Site Plan



TRIP GENERATION AND TRIP DISTRIBUTION

Trip estimates for the proposed subdivision were prepared using trip generation rates from the *Trip Generation Manual*, 11th Edition published by the Institute of Transportation Engineers. Table 1 summarizes the trip estimates.

Table 1 – Trip Generation Estimate

Land Use	ITE Code	Size	Total Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Single Family Detached Housing	210	23 units	260	20	5	15	25	16	9

Figure 3 illustrates an estimated trip distribution pattern for the proposed subdivision. As shown, most site-generated trips are projected to use the Taumaron Road and Plaza Way corridors for access to regional destinations, schools, and retail centers.

Figure 3 – Trip Distribution Pattern



TAUMARSON ROAD SITE ACCESS ASSESSMENT

As shown in Figure 2, access to the subdivision is proposed via a local street connection to Taumaron Road frontage approximately 550 feet west of the Taumaron Road/Plaza Way/Prospect Avenue intersection. At the request of City staff, the proposed local street intersection was assessed from a sight distance and safety perspective. This review revealed the following.

- Weekday PM peak hour observations revealed that westbound vehicle queues from the Taumaron Road/Plaza Way/Prospect Avenue intersection do not extend back to the proposed local street intersection.
- Intersection sight distance (ISD) was evaluated at the proposed site local street connection to Taumaron Road. For this assessment, preliminary intersection sight distance measurements were evaluated using the guidance provided in *A Policy on Geometric Design of Highways and Streets*. The minimum passenger car intersection sight distance requirement for a 40 mph speed¹ is 445 feet (left-turn from stop) and 385 feet (right-turn from stop).
 - From the approximate location of the proposed local street intersection to Taumaron Road, there is adequate sight distance (>850 feet) looking to the west and adequate sight distance (~500 feet) looking to the right.
 - To maintain adequate intersection sight distance post development, it is recommended that any proposed signage or landscaping be appropriately located such that the minimum intersection sight distance can be maintained.
- The crash history of the Taumaron Road/Plaza Way/Prospect Avenue intersection and Taumaron Road site frontage was obtained from the Washington Department of Transportation (WSDOT). Table 2 summarizes the crash data. Key findings from a review of the data are presented below:
 - There were no reported crashes along the Taumaron Road site frontage.
 - At the Taumaron Road/South Plaza Way/Prospect Avenue intersection, there were seven reported crashes. A detailed review of the crashes found no distinct patterns evident amongst the seven reported crashes. Each occurred at different time periods and were spread across the four approaches. Two of the seven crashes involved drivers under the influence of drugs or alcohol, and another was a distracted driver using a cell phone. The fatality that occurred happened in 2019, and involved a speeding motorcyclist who struck a metal sign post in the intersection.
 - Despite the lack of street lights at the intersection, five of the seven crashes occurred during daylight hours. There was no evidence in the crash data to indicate lack of street lighting was a primary or contributing factor in the two crashes that occurred during nighttime periods.

Table 2 – Reported Crash History (January 1, 2018 – December 31, 2023)

Study Intersection/Segment	Crash Type				Severity			Total
	Angle	Rear-End	Side Swipe	Other	Injury	PDO	Fatal	
Taumaron Road/ South Plaza Way/ Prospect Avenue	3	1	1	2	3	3	1	7

PDO = Property Damage Only

¹ The posted speed on Taumaron Road is 35 mph. However, as will be noted later in this report, a recent speed study conducted by the City of Walla Walla determined the 85th percentile speed on this section to Taumaron Road was actually 40 mph. Therefore 40 mph was used in the intersection sight distance calculations.

TAUMARSON ROAD CONSIDERATIONS

The City of Walla Walla recently changed the posted speed limit on Taumaron Road to a consistent 35 mph along the entire roadway corridor. To gauge compliance with the new speed limit, the City placed a speed radar trailer on Taumaron Road approximately 500 feet to the west of the proposed subdivision. At the request of City staff, the speed data was reviewed for relevance to the proposed South Plaza Way residential development. *Appendix B* contains the raw speed and volume counts as provided by the City. A review of the data found the following:

- On the day of the survey (3/26/24), the average measured speed was 35 mph.
- The measured 85th percentile speed was 40 mph. According to the *Manual on Uniform Traffic Control Devices (MUTCD)*, posted speed limits should be within 5 miles per hour (mph) plus or minus of the 85th percentile speed.
- The placement of the speed radar device was located west of the proposed site on a relatively flat and straight segment of Taumaron Road where conditions could encourage higher speeds.

Based on the speed data at this one location along Taumaron Road, the measured speeds are within the expected range for a 35 mph speed limit and no supplemental speed reductions measures are recommended in conjunction with the proposed Ponds development.

We also reviewed the existing traffic signs along the site frontage of Taumaron Road. From this assessment, it was noted that there is a Stop Ahead (MUTCD W3-1) warning sign located approximately 120 feet west of the Taumaron Road/Plaza Way/Prospect Avenue intersection stop bar. While this location is generally consistent with the 2009 MUTCD guidance for the advanced placement of warning signs (100 feet for a posted or 85th percentile speed condition), the more recent 11th Edition of the MUTCD provides updated guidance indicating advanced placement for a 35 mph speed posting should be 250 feet. Considering this updated guidance and the fact that there is a horizontal curve that begins on Taumaron Road in advance of the intersection, it is recommended that the Stop Ahead sign be relocated an additional 130 feet further to the west.

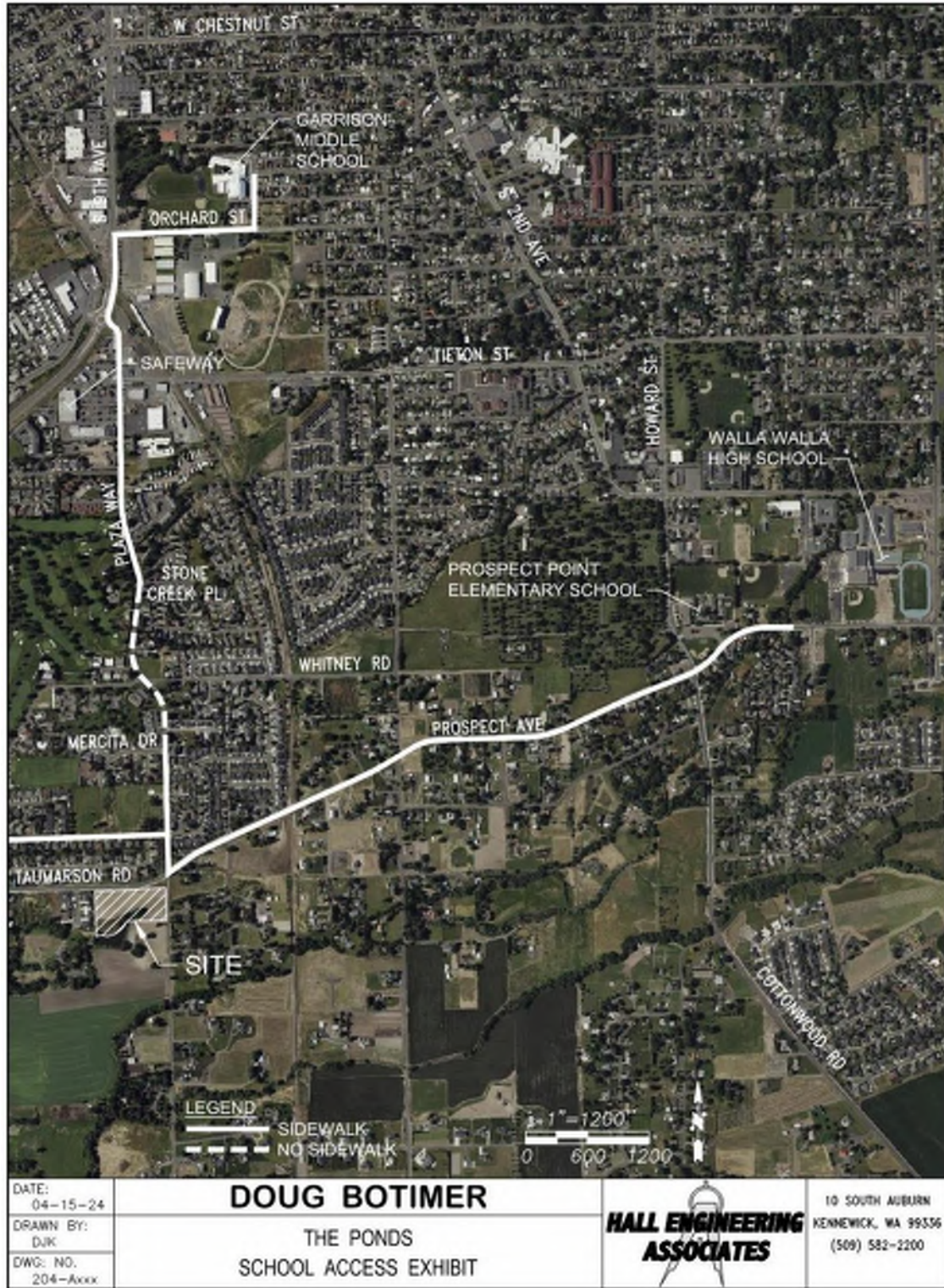
SAFE PATHWAYS TO SCHOOLS

As shown in Figure 2, the Ponds development project will maintain the existing sidewalk network along the Taumaron Road frontage and construct new sidewalks along the Plaza Way site frontage. These accommodations will help to ensure the development is consistent with, connects to, and enhances overall pedestrian travel in the study area.

As requested by City staff, Hall Engineering Associates prepared a map showing the most direct pathways to the nearby elementary, middle, and high schools. As shown in Figure 3, there is a complete set of sidewalks and bicycle lanes connecting the proposed development to Prospect Elementary School and Walla Walla High School campuses. However, there is an incomplete sidewalk network between the site and Garrison Middle School to the north. As shown, this consists of a three block gap in the sidewalk network on Plaza Way between Mercita Drive and Stone Creek Place. While there are no planned projects to address this gap in the sidewalk network, conversations with the Walla Walla School District found that this portion of the city is currently served by school buses to help facilitate access to Garrison Middle School. For those pedestrians wanting/needing to still travel north along Plaza Way, there are a series of lower-volume local streets to the east that could be navigated to bypass the sidewalk gap.

Please let us know if you need any additional information as part of your review.

Figure 3 – Pathways to Schools (Hall Engineering Associates)



APPENDIX

- A. Crash Data
- B. Taumarson Road Speed Data

OFFICER REPORTED CRASHES THAT OCCURRED *at* OR *in the vicinity of* THE FOLLOWING INTERSECTION IN THE CITY OF WALLA WALLA
 TAUMARSON RD / PROSPECT RD @ PLAZA WAY

04/02/2018 - 04/03/2023

Under 23 U.S. Code § 148 and 23 U.S. Code § 407, safety data, reports, surveys, schedules, lists compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such reports, surveys, schedules, lists, or data.

JURISDICTION	COUNTY	CITY	PRIMARY TRAFFICWAY	BLOCK NUMBER	INTERSECTING TRAFFICWAY	DIST FROM REF POINT	MI or FT	COMP DIR FROM REF POINT	REFERENCE POINT NAME	MILEPOST	A / B	SR ONLY HISTORY / SUSPENSE IND
City Street	Walla Walla	Walla Walla	PLAZA WAY	2600	TAUMARSON RD							No
City Street	Walla Walla	Walla Walla	PLAZA WAY	0	TAUMARSON RD							No
City Street	Walla Walla	Walla Walla	PLAZA WAY	2648	W PROSPECT RD							No
City Street	Walla Walla	Walla Walla	PLAZA WAY	2648	W PROSPECT RD							No
City Street	Walla Walla	Walla Walla	TAUMARSON RD	0	PLAZA WAY							No
City Street	Walla Walla	Walla Walla	TAUMARSON RD	0	PLAZA WAY							No
City Street	Walla Walla	Walla Walla	TAUMARSON RD	1100		401	F	W	PLAZA WAY			No

REPORT NUMBER	DATE	TIME	MOST SEVERE INJURY TYPE	# INJURED	# FATAL	# VEHICLES	# PIKES	VEHICLE 1 TYPE
E820696	07/22/2018	03:48	Possible Injury	1	0	2	0	Pickup,Panel Truck or Vanette under 10,000 lb
E940184	07/09/2019	05:45	Possible Injury	1	0	1	0	Pickup,Panel Truck or Vanette under 10,000 lb
EA95162	12/13/2020	12:41	No Apparent Injury	0	0	2	0	Truck (Flatbad, Van, etc)
EC68910	07/21/2022	18:35	No Apparent Injury	0	0	2	0	Passenger Car
EA42219	06/23/2020	11:16	No Apparent Injury	0	0	2	0	Pickup,Panel Truck or Vanette under 10,000 lb
E933262	06/23/2019	21:51	Died in Hospital	0	1	1	0	Motorcycle
EB30728	05/16/2021	15:09	Suspected Minor Injury	2	0	2	0	Passenger Car

VEHICLE 2 TYPE	JUNCTION RELATIONSHIP	WEATHER	ROADWAY SURFACE CONDITION	LIGHTING CONDITION
Passenger Car	At Intersection and Related	Clear or Partly Cloudy	Dry	Dark-No Street Lights
	At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight
Pickup, Panel Truck or Vanette under 10,000 lb	At Intersection and Related	Overcast	Snow/Slush	Daylight
Passenger Car	At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight
Passenger Car	At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight
	At Intersection and Not Related	Clear or Partly Cloudy	Dry	Dark-No Street Lights
Pickup, Panel Truck or Vanette under 10,000 lb	Not at Intersection and Not Related	Clear	Dry	Daylight

FIRST COLLISION TYPE / OBJECT STRUCK	VEHICLE 1 ACTION	VEHICLE 2 ACTION	VEHICLE 1 COMPASS DIRECTION FROM	VEHICLE 1 COMPASS DIRECTION TO
Entering at angle	Going Straight Ahead	Going Straight Ahead	North	South
Linear Curb	Going Straight Ahead		North	South
Entering at angle	Starting in Traffic Lane	Starting in Traffic Lane	East	West
Entering at angle	Going Straight Ahead	Starting in Traffic Lane	East	West
From same direction - both going straight - one stopped - rear-end	Going Straight Ahead	Stopped at Signal or Stop Sign	East	West
Metal Sign Post	Going Straight Ahead		West	East
From opposite direction - all others	Going Straight Ahead	Going Straight Ahead	West	East

VEHICLE 2 COMPASS DIRECTION FROM	VEHICLE 2 COMPASS DIRECTION TO	MV DRIVER CONTRIBUTING CIRCUMSTANCE 1 (UNIT 1)	MV DRIVER CONTRIBUTING CIRCUMSTANCE 2 (UNIT 1)	MV DRIVER CONTRIBUTING CIRCUMSTANCE 3 (UNIT 1)	MV DRIVER CONTRIBUTING CIRCUMSTANCE 1 (UNIT 2)
East	West	None			Under Influence of Alcohol
		Apparently Asleep or Fatigued			
South	North	Did Not Grant RW to Vehicle			None
North	South	Operating Handheld Cell Phone	Disregard Traffic Sign and Signals		None
Vehicle Stopped	Vehicle Stopped	Follow Too Closely			None
		Exceeding Stated Speed Limit			
East	West	Under Influence of Drugs			None

MV DRIVER CONTRIBUTING CIRCUMSTANCE 2 (UNIT 2)	MV DRIVER CONTRIBUTING CIRCUMSTANCE 3 (UNIT 2)	FIRST IMPACT LOCATION (City, County & Misc Trafficways - 2010 forward)	WA STATE PLANE SOUTH - X 2010 - FORWARD	WA STATE PLANE SOUTH - Y 2010 - FORWARD
Disregard Stop Sign - Flashing Red		Lane of Primary Trafficway	2187735.15	263764.04
		Outside Shoulder of Primary Trafficway	2187735.11	263765.14
		Lane of Primary Trafficway	2187735.28	263764.72
		Lane of Primary Trafficway	2187735.28	263764.72
		Lane of Primary Trafficway	2187735.11	263765.13
		Past the Outside Shoulder of Primary Trafficway	2187735.28	263702.65
		Lane of Primary Trafficway	2187356.41	263633.8

STEALTH SURVEY DETAILS

<TAMAUURSON>

<>

POSTED SPEED LIMIT: <35>

SURVEY STARTED: <2024/03/26 21:53>

FILENAME: 1B00123.DAT

MIN SPEED ALLOWED <10> MAX SPEED ALLOWED <125>

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STEALTH SURVEY DETAILS

<TAMAUURSON>

<>

POSTED SPEED LIMIT: <35>

SURVEY STARTED: <2024/03/26 21:53>

FILENAME: 1B00123.DAT

MIN SPEED ALLOWED <10> MAX SPEED ALLOWED <125>

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STEALTH SURVEY SUMMARY

<TAMAUURSON>

<>

POSTED SPEED LIMIT: <35>

SURVEY STARTED: <2024/03/26 21:53>

FILENAME: 1B00123.DAT

MIN SPEED ALLOWED <10> MAX SPEED ALLOWED <125>

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VEH.	38	41	50	50	58	58	61	65	71	63	57	70	69	74	78	73	55	51
AVG.	33.2	35.1	35.3	34.8	34.8	34.5	35.0	34.7	37.3	35.3	35.6	35.4	34.4	33.8	35.6	35.2	33.8	34.9
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VEH.	82	85	87	84	108	75	75	96	65	100	73	74	92	91	105	70	66	84
AVG.	34.9	35.2	36.4	34.5	35.5	36.6	35.3	35.1	35.0	35.6	34.6	36.3	35.5	36.0	36.7	35.6	37.0	35.5
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VEH.	67	29	53	33	43	43	33	22	19	23	18	14	8	8	10	12	4	3
AVG.	35.4	36.9	35.3	34.4	35.6	35.1	33.5	33.6	36.1	35.3	34.3	33.1	37.8	34.4	25.6	33.5	35.5	31.0
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AVG.	0.0	38.0	0.0	36.8	32.0	0.0	0.0	34.6	36.7	35.5	35.4	35.7	35.8	35.1	35.3	35.6	35.7	34.4
TIME	20:30	20:45	21:00	21:15	21:30	21:45	22:00	22:15	22:30	22:45	23:00	23:15	23:30	23:45	00:00	00:15	00:30	00:45
VEH.	43	48	57	47	49	49	42	50	35	60	59	67	50	81	70	73	49	71
AVG.	35.6	35.6	35.1	35.0	35.9	35.1	36.1	35.4	36.2	35.6	34.8	35.7	35.0	37.7	36.5	34.8	36.2	35.6
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VEH.	77	74	67	77	76	77	119	79	83	95	82	70	68	74	70	74	82	83
AVG.	34.5	34.3	34.2	35.7	35.4	35.4	35.3	35.2	35.6	34.6	35.3	36.2	35.3	35.7	35.3	35.3	36.6	36.6
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AVG.	34.8	35.1	36.0	35.3	36.3	36.4	36.0	36.0	34.1	35.7	34.9	36.5	33.3	35.1	34.4	34.5	34.9	35.8
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AVG.	36.2	36.4	34.1	34.9	32.3	35.1	46.5	35.0	0.0	0.0	0.0	36.0	32.0	0.0	35.0	0.0	36.0	30.0
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AVG.	34.0	0.0	0.0	37.5	0.0	32.0	0.0	43.0	0.0	36.4	35.0	0.0	37.0	33.8	36.0	34.7	34.6	34.7
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AVG.	33.7	37.8	36.0	37.8	36.3	36.6	35.8	35.7	35.3	35.0	34.1	34.7	35.8	35.3	34.8	35.6	34.7	34.6
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AVG.	36.0	35.2	35.3	35.9	36.1	34.5	35.5	34.0	36.1	34.8	35.2	35.6	36.0	34.5	35.7	34.5	35.3	34.6
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VEH.	90	90	82	95	79	88	102	82	76	79	64	39	64	45	42	48	46	24
AVG.	35.4	34.9	35.3	35.3	34.4	35.7	34.5	36.5	35.7	35.9	36.0	34.5	34.8	35.5	34.5	35.6	34.2	36.8

STEALTH SURVEY INFO

<TAMAUURSON>

<>

POSTED SPEED LIMIT: <35>

SURVEY STARTED: <2024/03/26 21:53>

FILENAME: 1B00123.DAT

MIN SPEED ALLOWED <10> MAX SPEED ALLOWED <125>

TOTAL VEHICLES = 11338

MINIMUM SPEED = 10

MAXIMUM SPEED = 79

AVERAGE SPEED = 35.36

50th PERCENTILE = 35

85th PERCENTILE = 40

TEN MILE PACE = 32 to 41

END OF REPORT

Attachment A

5. SEPA checklist

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer

agency specialist or private consultant for some questions. You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its

provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist

completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts

questions that apply and note that the words “project,” “applicant,” and “property or site” should be read as “proposal,” “proponent,” and “affected geographic area,” respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

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

A. Background

Find help answering background questions²

1. Name of proposed project, if applicable:

The Ponds

2. Name of applicant:

Doug Botimer

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

PO Box 2053, Walla Walla, WA 99362; 509-301-6667
Contact: Gary Hall, 10 S Auburn, Kennewick 99336; 509-582-2200

4. Date checklist prepared:

February 22, 2024

5. Agency requesting checklist:

City of Walla Walla

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

Construction planned to begin May 1, 2024

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

The Campbell Family may extend this development south.

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

Geotechnical report by Baer Testing, Storm water report by Hall Engineering

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Construction plans review by City of Walla Walla Public Works Dept.

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

See #9.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

A 23-lot residential subdivision on about 5.6 acres.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section,

SW corner of Taurmarsun Way and S Plaza Way.

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

township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

B.Environmental Elements

1. Earth

Find help answering earth questions³

- a. General description of the site: *Gently sloping, 2% - 8% to the south. Former wheat field.*

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

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

8%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Walla Walla silt loam is the USDA classification.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *No.*

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

5.6 acres. Approx 12,000 CY of cut and fill. Source is on-site material.

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

Yes. Wind-blown dust.

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

Approx. 40%

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

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

Moisture Control during construction to prevent wind-blown dust.

2. Air

Find help answering air questions⁴

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

wind-blown dust.

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

No.

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

Moisture control during construction to prevent wind-blown dust.

3. Water

Find help answering water questions⁵

- a. Surface:

Find help answering surface water questions⁶

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

There are 4 man-made ponds serving as irrigation storage, that are dry during the non-irrigation season.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. See the proposed construction plans.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Zero

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

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

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

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

No

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

No

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

Find help answering ground water questions⁷

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No. The lots will be served by City water.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None. The lots will be served by City sewer.

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Street runoff will be infiltrated into the ground via 3 on-site infiltration ponds

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

No.

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

No.

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

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: *Infiltration ponds constructed in compliance with City and WS guidelines.*

4. Plants

Find help answering plants questions

- a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other *black locust*
- evergreen tree: fir, cedar, pine, other
- shrubs *sagebrush*
- grass *cheat grass*
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

Sagebrush and cheat grass

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

None

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

Plantings will include native trees, shrubs, and meadow grasses.

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

None

5. Animals

Find help answering animal questions⁸

- a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include: *black birds, crows, hawks*

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

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

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

N/A

c. Is the site part of a migration route? If so, explain. *Yes, this site is beneath the PNL migratory routes*

d. Proposed measures to preserve or enhance wildlife, if any. *Reforestation and buffers. Expanding habitat with open space plantings.*

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

6. Energy and natural resources

Find help answering energy and natural resource questions⁹

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

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *No.*

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Building in compliance with the current energy code.

7. Environmental health

Health Find help with answering environmental health questions¹⁰

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe. *No.*

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist->

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

1. Describe any known or possible contamination at the site from present or past uses. *None*

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

4. Describe special emergency services that might be required.

None

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

N/A

b. Noise

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

Traffic.

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

Short term: Construction. Long term: none.

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

Construction hours in compliance with the local noise ordinance.

8. Land and shoreline use

Find help answering land and shoreline use questions¹¹

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

The site is vacant. West and north: residential. East is rural residential.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have

Yes. Wheat field. 5.6 acre.

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

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how? *No.*
- c. Describe any structures on the site. *None*
- d. Will any structures be demolished? If so, what? *No*
- e. What is the current zoning classification of the site? *Neighborhood residential.*
- f. What is the current comprehensive plan designation of the site?
Residential
- g. If applicable, what is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *No. The ponds are man-made irrigation and livestock watering.*
- i. Approximately how many people would reside or work in the completed project?
60
- j. Approximately how many people would the completed project displace?
0
- k. Proposed measures to avoid or reduce displacement impacts, if any.
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. *Development in compliance with zoning ordinance.*
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
N/A.

9. Housing

Find help answering housing questions¹²

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *23. High and middle income.*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *0*
- c. Proposed measures to reduce or control housing impacts, if any:
N.A.

10. Aesthetics

Find help answering aesthetics questions¹³

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *28ft. Stucco.*
- b. What views in the immediate vicinity would be altered or obstructed?
None
- c. Proposed measures to reduce or control aesthetic impacts, if any:
N/A

11. Light and glare

Find help answering light and glare questions¹⁴

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *None*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? *No.*
- c. What existing off-site sources of light or glare may affect your proposal? *None*
- d. Proposed measures to reduce or control light and glare impacts, if any:
N/A

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

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

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

12. Recreation

Find help answering recreation questions

- a. What designated and informal recreational opportunities are in the immediate vicinity? *Walla Walla Country Club Golf Course*
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
N/A

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions¹⁵

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
No
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
No
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. *On-site observation, Consultation with former owner.*
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
N/A

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

14. Transportation

Find help with answering transportation questions¹⁶

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
Access to be onto Tawmarson Way.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? *No. Approx 2 mi to DM Rd / Larch.*
- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). *Approx 750 ft new city street to be built by Owner/developer.*
- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *No.*
- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? *At 10 trips per day per home, 230 trips/day.*
- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No
- g. Proposed measures to reduce or control transportation impacts, if any:
N/A

15. Public services

Find help answering public service questions¹⁷

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. *Increased need for fire protection and police protection.*
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Payment of taxes.

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

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

16. Utilities

Find help answering utilities questions¹⁸

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. *CREA or Pacific corp for electricity. City of Walla Walla for water and sewer and refuse.*

C. Signature

Find help about who should sign¹⁹

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

X Gary Hall

Type name of signee:

Gary Hall

Position and agency/organization:

Hall Engineering

Date submitted:

D. Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet²⁰

Do not use this section for project actions.

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

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

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

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

Attachment A

6. Stormwater Report

**The Ponds
W Taumarson Way
Walla Walla, WA**

Parcel Nos. 360606110079 & 360732330001

STORMWATER REPORT

prepared for:

**Doug Botimer
P O Box 2053
Walla Walla, WA 99362**

prepared by:

**Gary L. Hall, PE
Hall Engineering Associates
10 South Auburn St
Kennewick, WA 99336**

February 20, 2024



The Ponds W Taumarson Way STORMWATER REPORT

Project Description

The Ponds is a 5 acre, 23 lot residential subdivision located at the southwest corner of West Taumarson Way and South Plaza Way in Walla Walla, WA. The subject land has been used as agricultural production until this year. The new impervious area is approximately 0.6 acre.

The applicable Core Elements and the project's assessment is shown on page 3.

Existing Conditions

The existing topography is gently sloping ground to the south and west. On site slopes range from 2% to about 8%. The site has been used for agriculture in the past, most recently spring wheat. The site was used as production forestry in the last century to support tree-growing efforts of early homesteaders. Those black locust trees will be eliminated in this project and generally replaced with native species per the Owners reforestation plan. The gently sloping parts of the site will be developed for residential use with a street layout according to city and fire protection standards. The site has no existing stormwater structures.

Upslope areas are cutoff by two major roads, Taumarson and Plaza Way and will not be affected by the proposed development. Downslope areas are agricultural production, cutoff by damming of the ravine at sometime in the past and will not be affected by this development. The damming was to create three small ponds with water diverted from Yellowhawk Creek.

There are no existing on-site wells, utilities or structures.

The site topography makes it tributary to Yellowhawk Creek, but damming of the ravines cuts it off from that stream.

There are no historical problems with this site.

The site is not within any critical area nor floodplain for the City or county. A map of the City of Walla Walla's aquifer contributing areas is shown in the Appendix.

Core Elements

1. The Stormwater Site Plan is presented on the civil construction plans. Existing subsurface soil conditions were investigated for soil texture and depth and a geotechnical report was prepared (see Appendix) . The plans present a permanent stormwater control plan , including collection of runoff, transport of that runoff and disposal via three infiltration ponds , sized according to City of Walla Walla requirements for no runoff from the 100-year storm.
 2. Construction Stormwater Pollution Prevention. A stormwater pollution prevention plan (SWPPP) has been designed (Appendix D) and an NOI advertised in the local newspaper. The responsibility for carrying out the SWPPP and reporting to Ecology will be the construction contractor. Existing storm water inlets' protection, dust control, mud tracking, and site stabilization are covered in the SWPPP.
 3. Source Control. The project plan calls for disposal of the runoff with three infiltration ponds as the means of source control. **Since the roadways are private,** maintenance such as road sweeping, clean-up, inspection and record keeping will be the Owner's responsibility. Proposed Streets are public
 4. Preservation of Natural Drainage Systems. The current drainage pattern is one of sloping ground to the southwest. That pattern is preserved by the development's design. The local drainage has been cut off by damming of the outlet for agriculture in the past. The land would otherwise be tributary to Yellowhawk Creek.
 5. Runoff Treatment. According to the loading levels in section 2.2.5 of the SMMEW (urban roadway with ADT<7500), the project can be classified as having a low pollutant loading level. Runoff treatment is the use of sediment manholes per City of Walla Walla standard detail 6-6.
- From on-site exploration holes, groundwater is more than 13 ft below ground surface, even at the lowest on-site elevation.
6. Flow Control. Infiltration ponds are the proposed method of flow control. No off-site discharges are anticipated for the 100-year design storm event.
 7. Operation and Maintenance. Upon project completion, the infiltration ponds will owned and maintained by the Owner.
 8. Local Requirements. The City of Walla Walla requires that stormwater disposal be compliant with the City's standards and the SMMEW.

9. Deviations from Minimum Requirements. This stormwater system design does not seek to deviate from the minimum requirements of the City or the SMMEW.

Proposed Design

Infiltration ponds were selected as the BMP for runoff treatment and disposal. The project design criteria is outlined in the City of Walla Walla Stormwater Design Standards Handbook and involves the 24 hour 25 year storm with the type IA distribution. The runoff is transported via the street gutters into sedimentation manholes and then into three infiltration ponds. The ponds are sized to absorb the 25-year storm with 2 ft or less ponding depth and the 100 year storm with 3 ft or less ponding depth.

A geotechnical investigation was performed by Baer Testing and their report is submitted separately. That report recommended an infiltration rate of 2.5 in/hr. We applied a safety factor of 4.0 for surface infiltration and used 0.62 in/hr for our modeling/design calculations.

USDA soil classification for on-site soils is Walla Walla silt loam. This was supported by the texture test results of five samples. Four tested as silt loam and one tested as sandy loam. USDA soil survey sheets and soil test results are shown in the appendix.

Site Suitability

The proposed infiltration ponds meet all the Site Suitability Criteria listed in Table 5.11 of the SWMMEW as follows.

SSC-1 There are no drinking water wells, septic tanks, or drainfields in the vicinity of the project.

SSC-2 Local staff was consulted and the site found to be no threat to violating the State's ground water quality standards.

SSC-3 This residential project will not be classified as a high vehicle traffic area.

SSC-4 The proposed ponds will all draw down in the required 72 hr.

SSC-5 The depth to bedrock and ground water exceeds 5 ft for all the proposed ponds.

SSC-6 The CEC and organic matter guidelines are met by the subject soils. See test results, Appendix B.

SSC-7 The proposed ponds are setback enough that their seepage zones will not affect building foundations. There will be no basements in this development.

SSC-8 Deicing chemicals are not anticipated for this residential subdivision.

SSC-9 There are no previously contaminated soils on-site, nor any unstable soils.

Drainage Plan. Runoff contributing Areas, or “basins” for each of the three proposed ponds are shown on the accompanying map, Figure 1. The drainage plan is for three basins to drain down street gutters to catch basins and pass through sedimentation manholes to infiltration ponds. The drainage basins and their areas are shown in Figure 1. **It was assumed that 1500 SF of impermeable area per lot and 1500 SF of permeable area per lot on both sides of the street drain to the catch basins.** Impermeable areas received a an SCS curve number of 98 and permeable areas were assumed to be lawns in good condition in Hydrologic Soils Group B with a curve number of 61. Figure 1 also shows travel distances for time of concentration calculation. Each basin was modeled for the 24 hour, 25 year and 100 year storms with a computerized spreadsheet program using the Santa Barbara Urban Hydrograph (SBUH) model and 6-minute time increments. Ponds were modeled from the beginning of each storm through its duration with infiltration volumes prorated from the empty infiltration rate to the full infiltration rate for each pond. Modeling results are shown in appendix. Each infiltration pond absorbed the 25 year storm in its 2 ft depth capacity and the 100 year runoff in its 3 ft depth capacity.

Stormwater System Design

Proposed Erosion Control Plan. The proposed Construction Stormwater Control Plan is shown on sheet C2 of the construction plans. It calls for silt fence, construction exits to remove mud from tires, inlet protection, slope protection, and concrete washout basins. During construction maintenance of the BMP's will be the contractor's responsibility.

Proposed Maintenance Plan. After construction and site stabilization, it will be the Owner's responsibility to inspect and maintain the catch basins and infiltration ponds on a regular or as-needed basis.

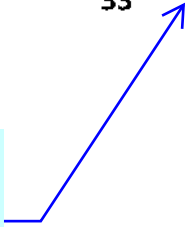
Downstream Impacts. The three infiltration ponds have been designed with significant safety factors to absorb the runoff from a 100 yr, 24 hr storm and therefore, meet the requirement to have no impact on downstream areas.

Conclusion

The proposed stormwater management design will adequately absorb and provide treatment for the designated 25-year, 24-hour and 100-year, 24-hour storms in compliance with the rules and regulations of the City of Walla Walla and the SWMMEW. The following table summarizes the percentage of each pond's capacity used in the two storms. No flooding will occur during that event and adequate treatment will be provided by the proposed system with adequate separation from the groundwater table.

	<u>Percentage of Pond Capacity Used</u>		
	<u>Basin A</u>	<u>Basin B</u>	<u>Basin C</u>
25 yr, 25 hr Percent of Pond Capacity Used (%)	42	76	30
100 yr, 24 hr Percent of Pond Capacity Used (%)	33	53	22

Shouldn't the % capacity used be higher for a 100 year event vs. a 25 year event?



APPENDIX

Contents

SCS Soils Survey information sheets

Soils test results

Figure 1. Drainage Areas

City of Walla Walla Wellhead Protection Areas

Calculations

Modeling results, 25 year 24hour storm

Modeling results, 100 year, 24 hour storm

Search

Map Unit Legend

Walla Walla County Area, Washington (WA671)
 Walla Walla County Area, Washington (WA671)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
WaB	Walla Walla silt loam, 0 to 8 percent slopes	3.2	84.1%
WID	Walla Walla silt loam, lacustrine substratum, 8 to 30 percent slopes	0.6	15.9%
Totals for Area of Interest		3.8	100.0%



Warning: Soil Map may not be valid at this scale.

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil surveys that comprise your AOI were mapped at 1:31,700. The design of map units and the level of detail shown in the resulting soil map are dependent on that map scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Hydric soil rating: No

Data Source Information

Soil Survey Area: Walla Walla County Area, Washington

Survey Area Data: Version 8, Aug 29, 2023

Walla Walla County Area, Washington

WaB—Walla Walla silt loam, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2dc4
Elevation: 300 to 3,000 feet
Mean annual precipitation: 12 to 15 inches
Mean annual air temperature: 48 to 54 degrees F
Frost-free period: 130 to 180 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Walla walla and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Walla Walla

Setting

Landform: Hills
Parent material: Loess

Typical profile

H1 - 0 to 8 inches: silt loam
H2 - 8 to 52 inches: silt loam
H3 - 52 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.3 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: R008XY630WA - Loamy grassland



Northwest Agricultural
Consultants

2545 W Falls Avenue
Kennewick, WA 99336
509.783.7450
www.nwag.com
lab@nwag.com

PAP-Accredited

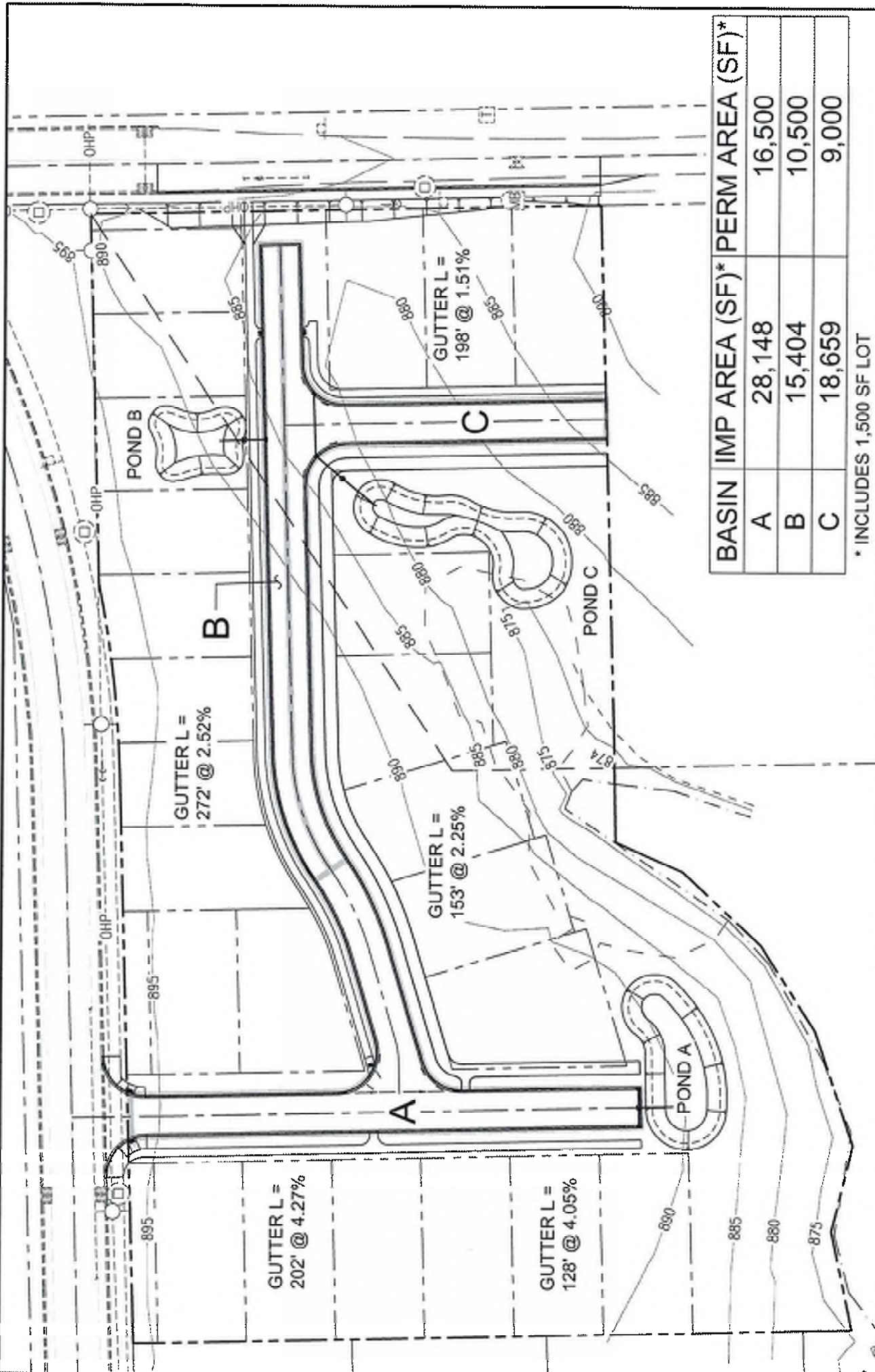


Hall Engineering
10 S Auburn
Kennewick, WA 99336

Report: 66474-1-1
Date: November 9, 2023
Project Name: Botimer Taumaron
Project Number:

Sample ID	Organic Matter	Cation Exchange Capacity
TP-3 @ 2'	3.96%	18.8 meq/100g
TP-3 @ 8'	2.61%	18.3 meq/100g
TP-4 @ 8'	1.69%	16.5 meq/100g
Method	ASTM D2974	EPA 9081

Sample ID	Sand	Silt	Clay	Texture Class
TP-3 @ 2'	34.0%	60.0%	6.0%	SILT LOAM
TP-3 @ 8'	36.0%	57.0%	7.0%	SILT LOAM
TP-3 @ 13'	38.0%	53.0%	9.0%	SILT LOAM
TP-4 @ 8'	47.0%	49.0%	4.0%	SANDY LOAM
TP-4 @ 13'	42.0%	54.0%	4.0%	SILT LOAM



BASIN	IMP AREA (SF)*	PERM AREA (SF)*
A	28,148	16,500
B	15,404	10,500
C	18,659	9,000

* INCLUDES 1,500 SF LOT

DATE: 02-20-24
 DRAWN BY: DJK
 DWG. NO. 204-Axxx

DOUG BOTIMER
 SOUTH PLAZA WAY
 FIGURE 1. DRAINAGE AREAS

HALL ENGINEERING ASSOCIATES

10 SOUTH AUBURN
 KENNEWICK, WA 98336
 (509) 582-2200





Legend	
	Well
	Wellhead Protection Areas
1 Year Travel Time	
	Wells 1-3
	Wells 4, 6, 8 & WWCC
	Wells 5 & 7
5 Year Travel Time	
	Wells 1-3
	Wells 4, 6 & WWCC
	Wells 5 & 7
10 Year Travel Time	
	Wells 1-3
	Wells 4, 6 & WWCC
	Wells 5 & 7



City of Walla Walla
Water System Plan



Figure 5-1
Wellhead Protection Areas

CALCULATIONS

<u>Time of Concentration Calculations</u>	<u>Basin A</u>	<u>Basin B</u>	<u>Basin C</u>
Segment 1 Gutter Travel Length (ft)	153	272	198
Segment 1 Street Slope (%)	2.25	2.52	1.51
Segment 2 Gutter Travel Length (ft)	128		
Segment 2 Street Slope (%)	4.05		
K value	2000	2000	2000
Time of concentration (min), T_c	0.83	0.86	0.81
SBUH $w = \Delta t / (2T_c + \Delta t)$, [$\Delta t = 6$ min]	0.78	0.78	0.79

Runoff Volume Calculations

SCS Impermeable Curve Number	98	98	98
SCS Permeable Curve Number	61	61	61
- Lawn / landscaping in good condition, HSG = B			
Impermeable Area (SF)	28,148	15,404	18,659
Permeable Area (SF)	16,500	10,500	9,000
Pond Capacities:			
Bottom Area (SF)	1786	480	1161
HWL Area (SF)	3602	1569	3540
Depth (FT)	2.0	2.0	2.0
Capacity (CF)	5283	1945	4486
$= (A_b \times A_t)^{0.5} + A_b + A_t \times \text{Depth} / 3$			
Initial Infiltration Rate (CFM)	1.538	0.413	1.000

	<u>Basin A</u>	<u>Basin B</u>	<u>Basin C</u>
HWL Infiltration rate (CFM)	3.10	1.35	3.05
Pond Capacities Used:			
25 yr, 25 hr Percent of Pond Capacity Used (%)	42	76	30
Top Area (SF)	4660	2268	4931
Depth (FT)	3.0	3.0	3.0
Capacity (CF)	9331	3791	8485
= $(A_b \times A_t)^{0.5} + A_b + A_t \times \text{Depth}/3$			
Full infiltration rate (CFM)	4.01	1.95	4.25
100 yr, 24 hr Percent of Pond Capacity Used (%)	33	53	22

Catch Basin Inlet Capacity (CFS) = Q =

$C \times A \times (64.4 \times H)^{0.5} \times F$, where

C = orifice coefficient = 0.6,

A = grate opening = 1.5 SF,

H = allowable ponding head = 0.2 ft,

F = clogging factor = 0.67,

$Q = 0.6 \times 1.5 \times (12.88)^{0.5} \times 0.67 = 2.16 \text{ CFS}$

25 yr, 24 hr Max runoff Q (CFS)	0.29	0.24	0.17
Less than Catch Basin Capacity?	Yes	Yes	Yes

HALL ENGINEERING ASSOCIATES

The Ponds: 25 yr, 24 hr Storm

The Ponds, Basin A

			Infiltration Rate (in/hr) :	February, 2024 0.62
			Depth (ft): 2.0	
INPUT:	Bottom Area =	1786 SF		
	Top Area =	3602 SF		
			Contributing Areas (SF) =	<u>Imperm</u>
25 yr, 24hr storm (inch) =	2.2	SCS Curve Numbers =	28,148	16,500
Pond capacity (CF) =	5283		98	61
Initial perc rate (CFM)=	1.538		Full Perc Rate (CFM) =	3.10
	1		Delta Perc Rate (CFM) =	1.564
			w = 0.78	
RESULTS:			Max Runoff Flowrate (CFS) =	0.44
Max. acclatd storage (CF)=	2199		Occurring at time (hr)=	7.8
Occurring at time (hr)=	23.0		Percentage of Storage Used	42%

The Ponds, Basin B

			Infiltration Rate (in/hr) :	February, 2024 0.62
			Depth (ft): 2.0	
INPUT:	Bottom Area =	480 SF		
	Top Area =	1569 SF		
			Contributing Areas (SF) =	<u>Imperm</u>
25 yr, 24hr storm (inch) =	2.2	SCS Curve Numbers =	15,406	10,500
Pond capacity (CF) =	1945		98	61
Initial perc rate (CFM)=	0.413		Full Perc Rate (CFM) =	1.35
	1		Delta Perc Rate (CFM) =	0.938
			w = 0.78	
RESULTS:			Max Runoff Flowrate (CFS) =	0.24
Max. acclatd storage (CF)=	1487		Occurring at time (hr)=	7.8
Occurring at time (hr)=	23.0		Percentage of Storage Used	76%

The Ponds, Basin C

			Infiltration Rate (in/hr) :	February, 2024 0.62
			Depth (ft): 2.0	
INPUT:	Bottom Area =	1161 SF		
	Top Area =	3540 SF		
			Contributing Areas (SF) =	<u>Imperm</u>
25 yr, 24hr storm (inch) =	2.2	SCS Curve Numbers =	18,659	9,000
Pond capacity (CF) =	4486		98	61
Initial perc rate (CFM)=	1.000		Full Perc Rate (CFM) =	3.05
	1		Delta Perc Rate (CFM) =	2.049
			w = 0.79	
RESULTS:			Max Runoff Flowrate (CFS) =	0.29
Max. acclatd storage (CF)=	1344		Occurring at time (hr)=	7.8
Occurring at time (hr)=	18.0		Percentage of Storage Used	30%

HALL ENGINEERING ASSOCIATES
The Ponds: 100 yr, 24 hr Storm

The Ponds, Basin A

		Depth (ft): 3.0	Infiltration Rate (in/hr) :	February, 2024	
	Bottom Area =	1786 SF		0.62	
INPUT:	Top Area =	4660 SF			
100 yr, 24hr storm (inch) =	2.6	Contributing Areas (SF) =		<u>Imperm</u>	<u>Perm</u>
Pond capacity (CF) =	9331	SCS Curve Numbers =		28,148	16,500
Initial perc rate (CFM)=	1.538			98	61
	1		Full Perc Rate (CFM) =	4.01	
		w = 0.78	Delta Perc Rate (CFM) =	2.475	
RESULTS:					
Max. acclatd storage (CF)=	3123		Percentage of Storage Used	33%	
Occurring at time (hr)=	24.0				

The Ponds, Basin B

		Depth (ft): 3.0	Infiltration Rate (in/hr) :	February, 2024	
	Bottom Area =	480 SF		0.62	
INPUT:	Top Area =	2268 SF			
100 yr, 24hr storm (inch) =	2.6	Contributing Areas (SF) =		<u>Imperm</u>	<u>Perm</u>
Pond capacity (CF) =	3791	SCS Curve Numbers =		15,406	10,500
Initial perc rate (CFM)=	0.413			98	61
	1		Full Perc Rate (CFM) =	1.95	
		w = 0.78	Delta Perc Rate (CFM) =	1.540	
RESULTS:					
Max. acclatd storage (CF)=	2025		Percentage of Storage Used	53%	
Occurring at time (hr)=	24.0				

The Ponds, Basin C

		Depth (ft): 3.0	Infiltration Rate (in/hr) :	February, 2024	
	Bottom Area =	1161 SF		0.62	
INPUT:	Top Area =	4931 SF			
100 yr, 24hr storm (inch) =	2.6	Contributing Areas (SF) =		<u>Imperm</u>	<u>Perm</u>
Pond capacity (CF) =	8485	SCS Curve Numbers =		18,659	9,000
Initial perc rate (CFM)=	1.000			98	61
	1		Full Perc Rate (CFM) =	4.25	
		w = 0.79	Delta Perc Rate (CFM) =	3.246	
RESULTS:					
Max. acclatd storage (CF)=	1903		Percentage of Storage Used	22%	
Occurring at time (hr)=	23.0				

Attachment A

7. Critical Area letter

August 21, 2024

Doug Botimer
P.O. Box 2053
Walla Walla, Washington 99362

RE: Wetland and Waterway Critical Areas Evaluation

Dear Doug:

An evaluation of your property southwest of the intersection of Taumarson Road and Plaza Way in Walla Walla, Washington, which you propose to develop with single-family residential housing and associated road, utility, and landscaping improvements, was conducted to determine the potential for impacts to wetland and waterway critical areas. The subject property is in Township 7 North, Range 36 East, Sections 31 (Parcel No. 360606110079) and 32 (Parcel No. 36073230001).

The subject property is currently agricultural land. The proposed improvements include construction of new paved roads (Botimer Drive, Chris Drive, and Bella Drive) extending south from Taumarson Road into the subject property, construction of new single-family homes, and installation of utility services (water, sewer, and electrical) along the new roads to service the new construction.

The subject property was evaluated for wetland and waterway critical areas that could be present using the City of Walla Walla Critical Area Ordinance maps and available online resources. No site visit occurred. All referenced critical area maps are attached to this letter.

Wetlands

There are no wetlands or waterways within the subject property; however, four manmade farm ponds are present on properties to the west and south. These areas are not mapped as wetlands on Figure 4.2-1 of the City of Walla Walla Critical Area Ordinance and are shown as ponds on the National Wetland Inventory map.

Streams and Riparian Buffer

On Figures 2.4-1, 2.5-1, and 2.6-1 of the City of Walla Walla Critical Area Ordinance, the ponds are shown as having an intermittent connection to Yellowhawk Creek, which is approximately 0.6 river mile downstream. This intermittent stream does not have a mapped existing riparian corridor or Washington State Department of Natural Resources stream type designation and has a designated minimum riparian buffer of 35 feet. The intermittent stream is outside the 200-foot radius required for evaluation for this project.

Fish and Wildlife Habitat

According to Figures 2.3-1, 2.3-2, and 2.3-3 of the Walla Walla Critical Area Ordinance, the Statewide Washington Integrated Fish Distribution interactive mapper, and the StreamNet interactive mapper, the intermittent waterway and the ponds are not used by any listed fish species, although Yellowhawk Creek is used by spring Chinook salmon, summer steelhead, bull trout, and rainbow trout. Figure 2.6-1 of the Walla Walla County Critical Area Ordinance shows the area around the ponds and intermittent stream as an area of waterfowl concentrations; the eastern end of this mapped area is outside the subject property but within the 200-foot radius required for evaluation for this project. No other priority habitats are mapped in or near the subject property.

The farm ponds, while located within the 200-foot radius required for evaluation, are not designated as critical areas by the City of Walla Walla Critical Area Ordinance. The ponds are artificially created waterbodies and, in any case, are outside the subject property and will not be impacted by the proposed construction.

Please contact me if you have any questions or need further information.

Sincerely,

ANDERSON PERRY & ASSOCIATES, INC.

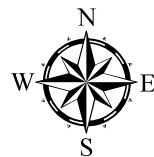
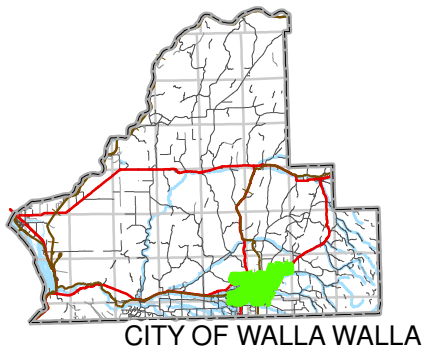
By 
Sue Brady, P.W.S., Senior Biologist/Wetland Specialist

SB/bp

Enclosures

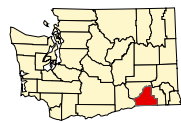
cc: File No. 1199-907-002 (w/encl.)

WALLA WALLA CO



1,600 800 0 1,600 3,200 Feet

WASHINGTON STATE



LEGEND

- SectionLines
- Roads
- Streams
- - - Intermittent Streams
- waterbodies
- CITY OF COLLEGE PLACE
- CITY OF WALLA WALLA
- COLLEGE PLACE UGA
- WALLA WALLA UGA
- BT_Migration

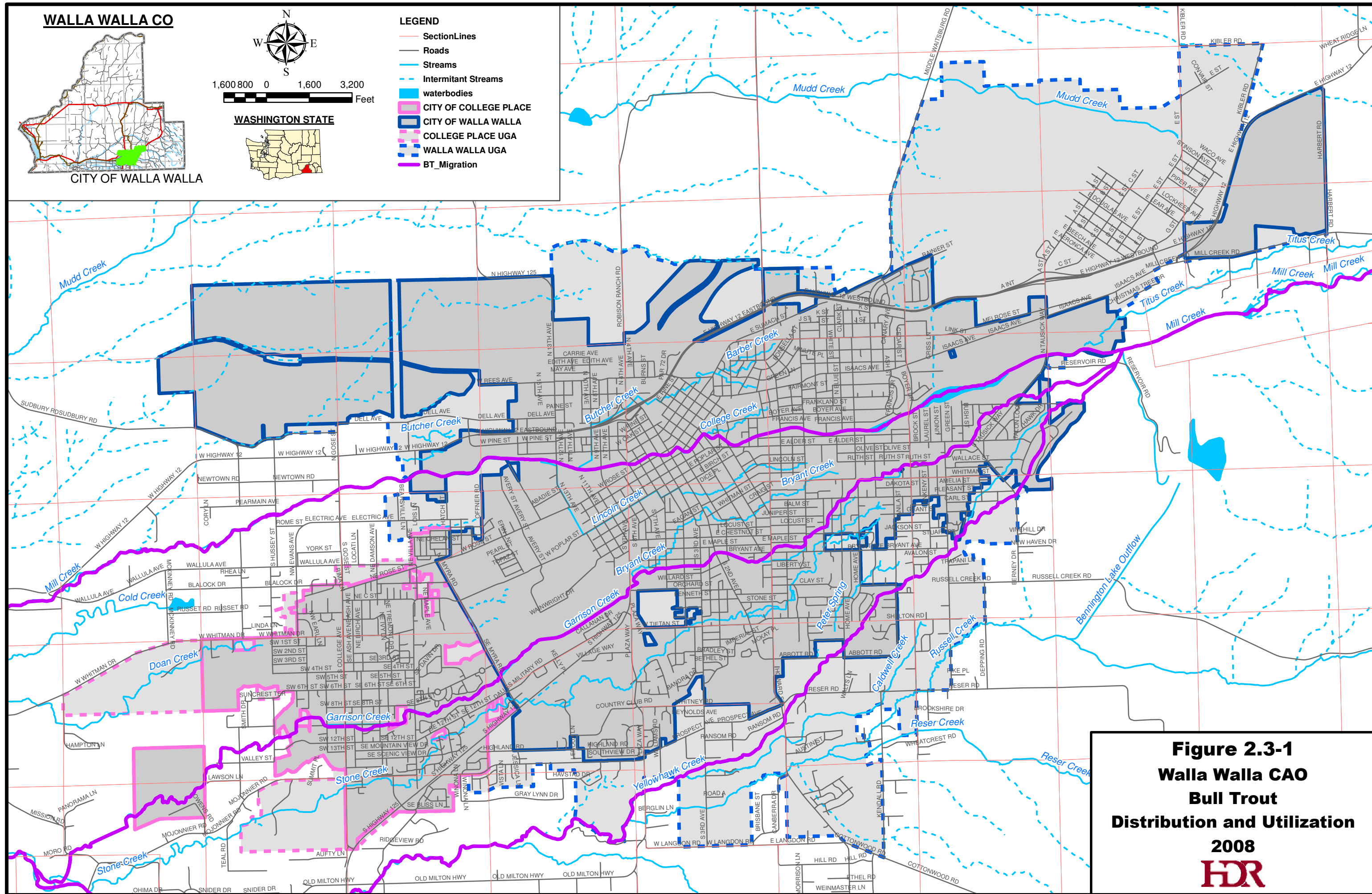
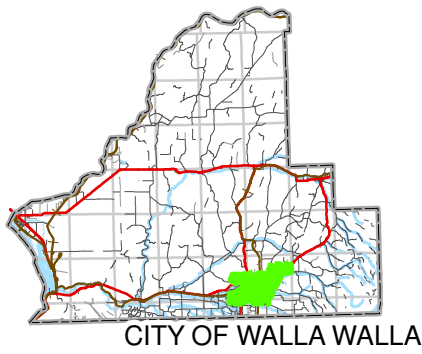


Figure 2.3-1
Walla Walla CAO
Bull Trout
Distribution and Utilization
2008
HDR

WALLA WALLA CO



1,600 800 0 1,600 3,200 Feet

WASHINGTON STATE



LEGEND

- SectionLines
- Roads
- Streams
- Intermittent Streams
- waterbodies
- CITY OF COLLEGE PLACE
- CITY OF WALLA WALLA
- COLLEGE PLACE UGA
- WALLA WALLA UGA
- Migration
- Spawning and Rearing
- Rearing
- Presumed Presence

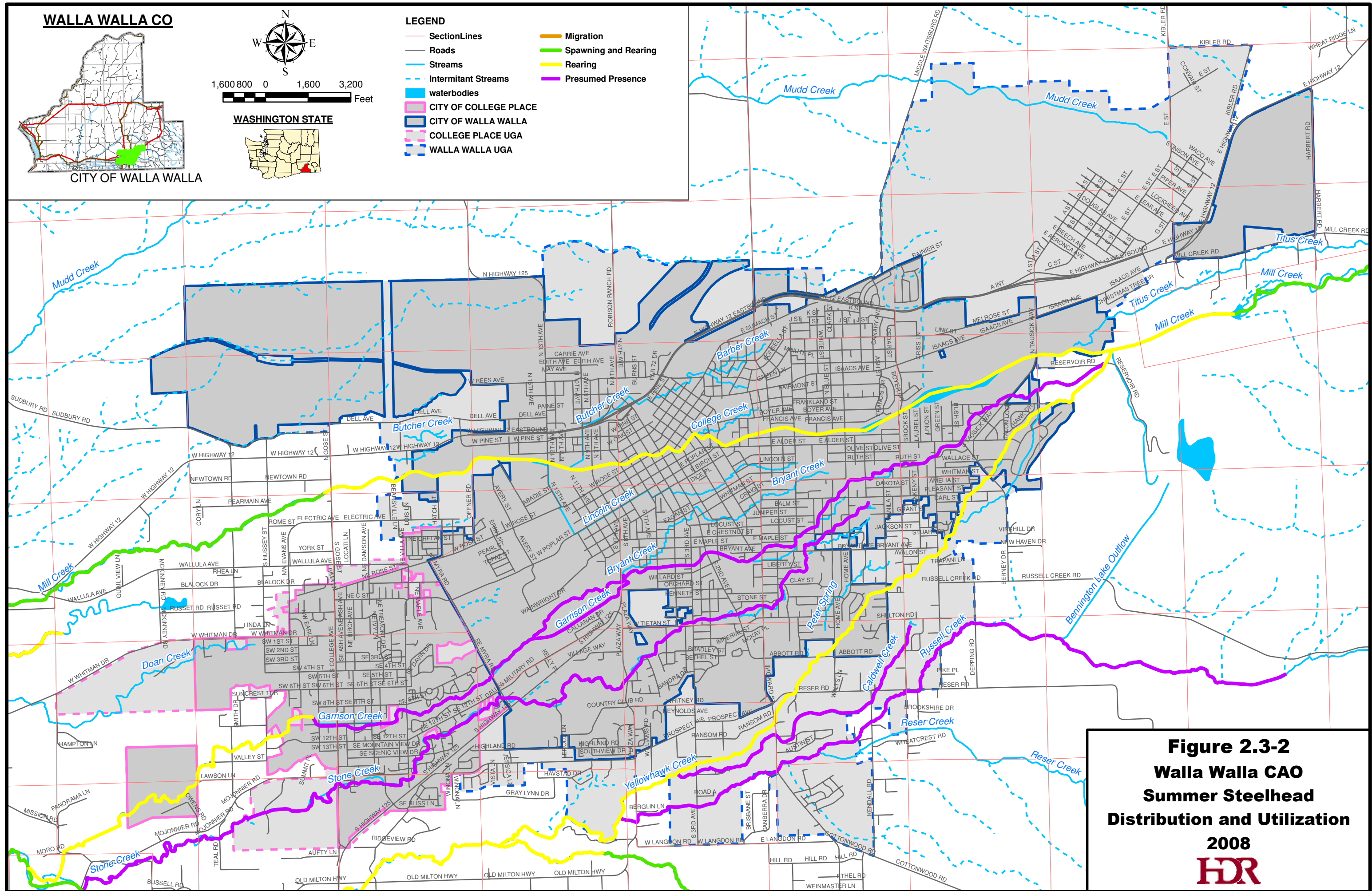
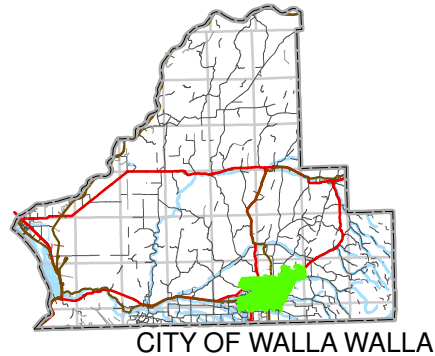


Figure 2.3-2
Walla Walla CAO
Summer Steelhead
Distribution and Utilization
2008

WALLA WALLA CO



1,600 800 0 1,600 3,200 Feet

WASHINGTON STATE



LEGEND

- Section Lines
- Roads
- Streams
- - - Intermitant Streams
- waterbodies
- CITY OF COLLEGE PLACE
- CITY OF WALLA WALLA
- COLLEGE PLACE UGA
- WALLA WALLA UGA
- Primary Migration

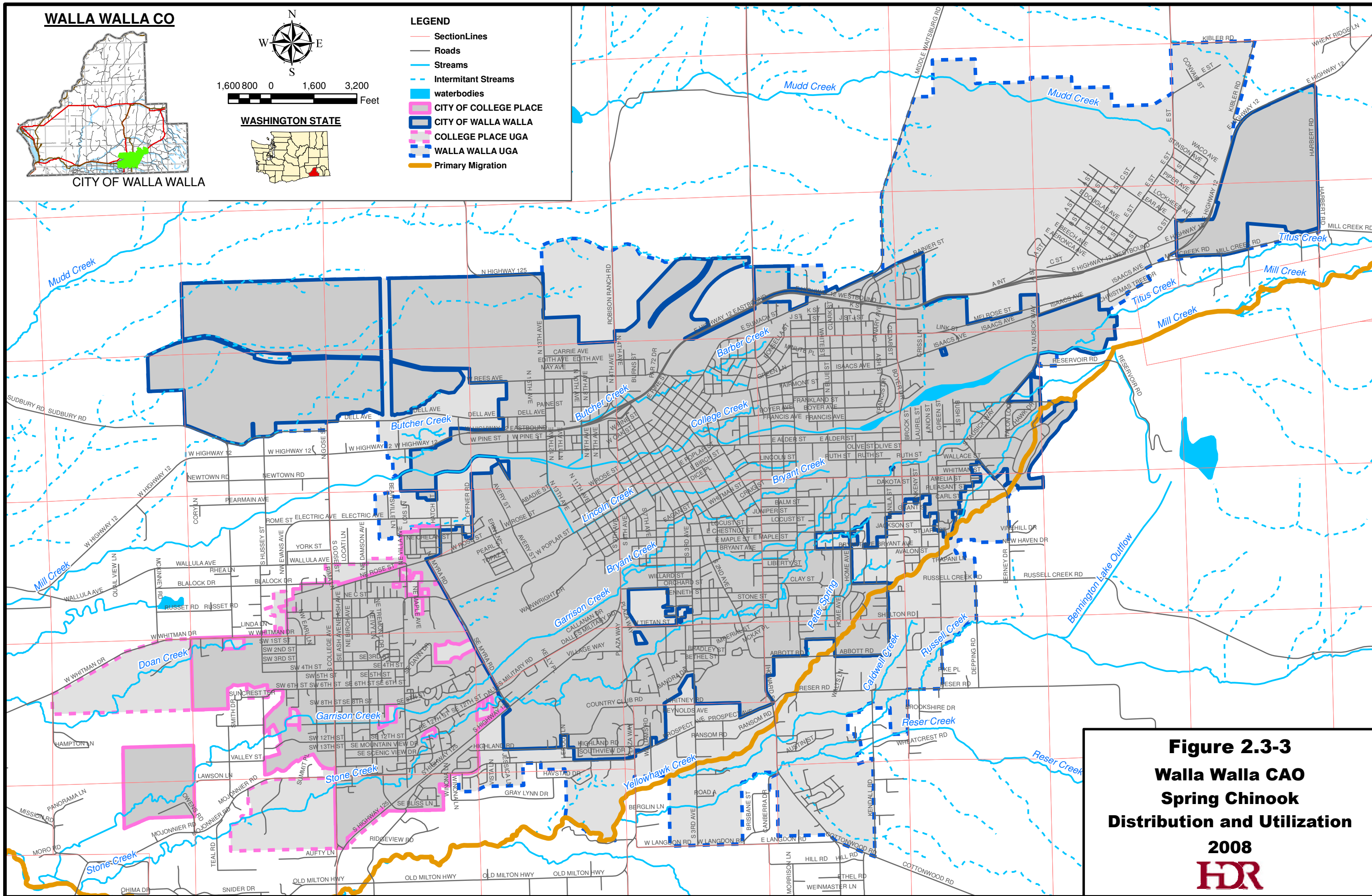
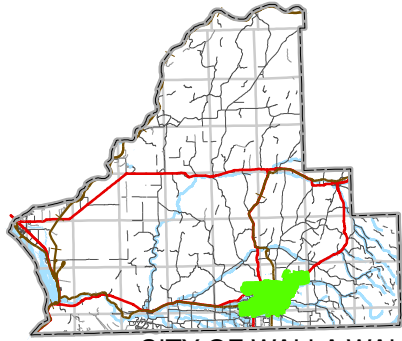


Figure 2.3-3
Walla Walla CAO
Spring Chinook
Distribution and Utilization
2008
HDR

WALLA WALLA CO



CITY OF WALLA WALLA



1,600 800 0 1,600 3,200 Feet

WASHINGTON STATE



Legend

- SectionLines
- Roads
- Streams
- Intermittent Streams
- WATER BODIES
- CITY OF COLLEGE PLACE
- CITY OF WALLA WALLA
- COLLEGE PLACE UGA
- WALLA WALLA UGA
- WWCo_Riparian_pts
- STREAM RIPARIAN AREAS

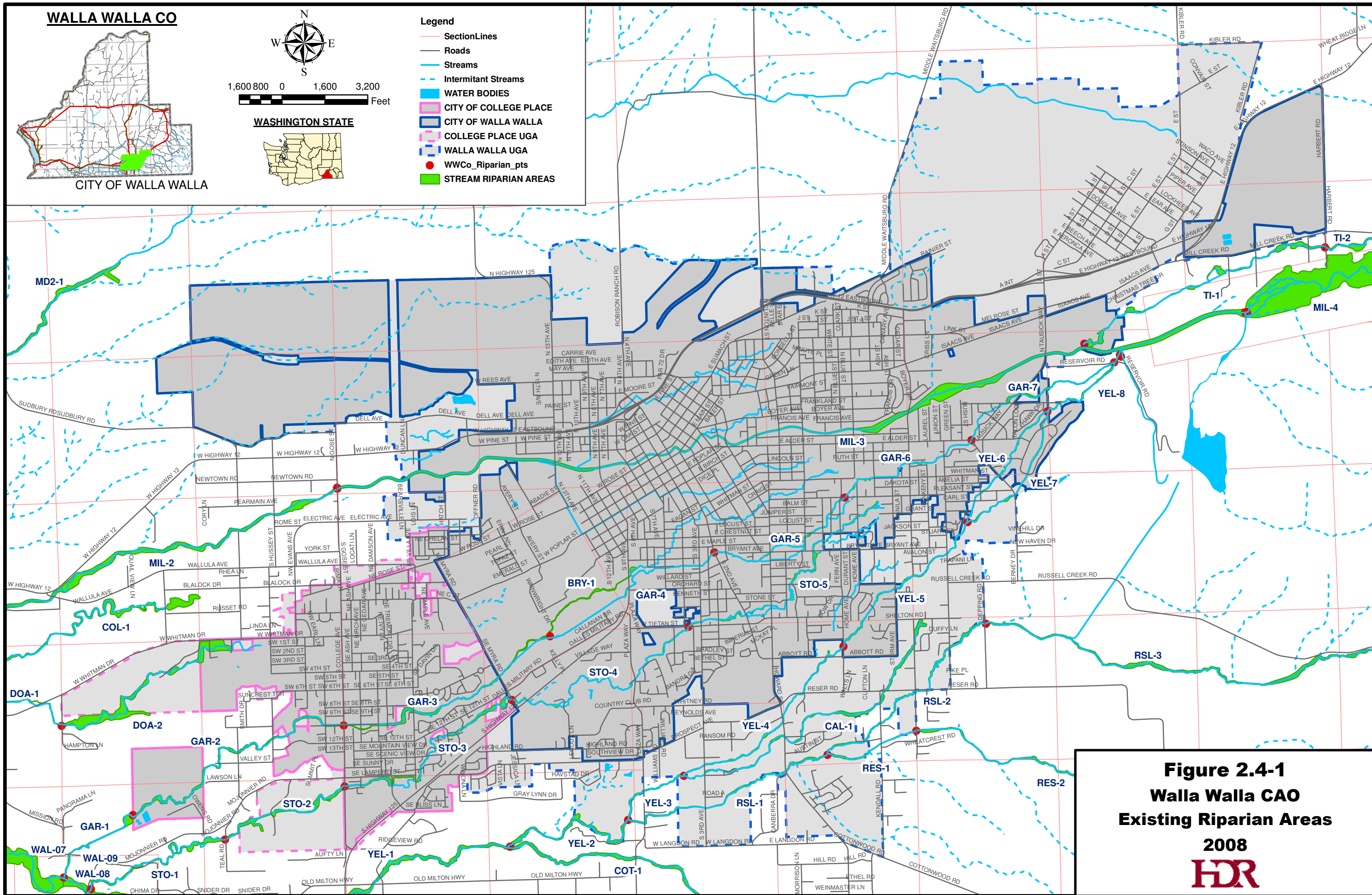
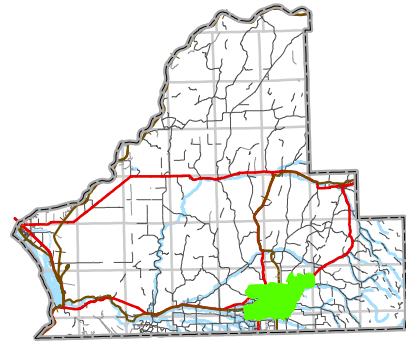


Figure 2.4-1
Walla Walla CAO
Existing Riparian Areas
2008
HDR

WALLA WALLA CO



CITY OF WALLA WALLA



1,600 800 0 1,600 3,200 Feet

WASHINGTON STATE



LEGEND

- SectionLines
 - RAILROADS
 - Roads
 - Streams
 - - - Intermittent Streams
 - CITY OF COLLEGE PLACE
 - CITY OF WALLA WALLA
 - COLLEGE PLACE UGA
 - WALLA WALLA UGA
-
- DNR stream typing and Updates**
Based on WDFW fish surveys
- Type S - fish bearing
 - Type F - fish bearing
 - Type Np - non fish bearing
 - Type Ns - non fish bearing

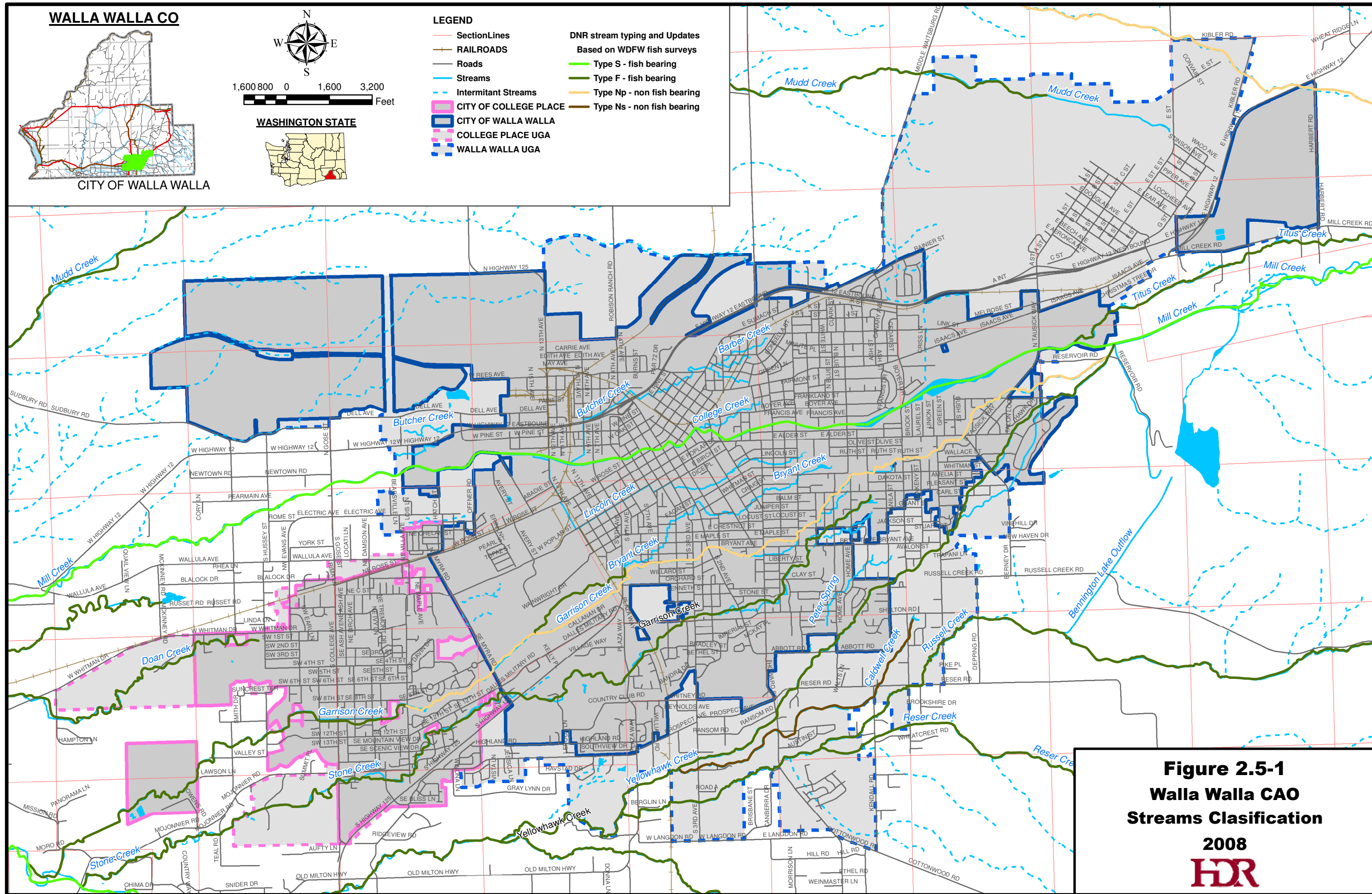
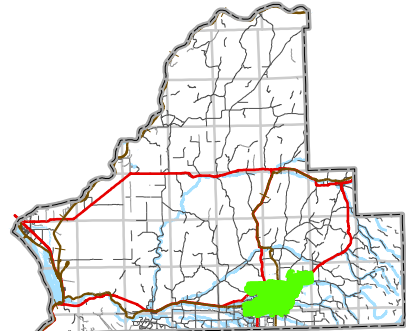
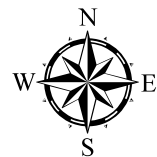


Figure 2.5-1
Walla Walla CAO
Streams Clasification
2008
HDR

WALLA WALLA CO



CITY OF WALLA WALLA



1,600 800 0 1,600 3,200
Feet

WASHINGTON STATE



Legend

- SectionLines
- Roads
- Streams (35 ft Buffer Min)
- Intermittent Streams (35 ft Buffer Min)
- CITY OF COLLEGE PLACE
- CITY OF WALLA WALLA
- COLLEGE PLACE UGA
- WALLA WALLA UGA
- WATERFOWL CONCENTRATIONS

RECOMMENDED BUFFERS

- 100 ft
- 75 ft
- 50 ft
- 35 ft

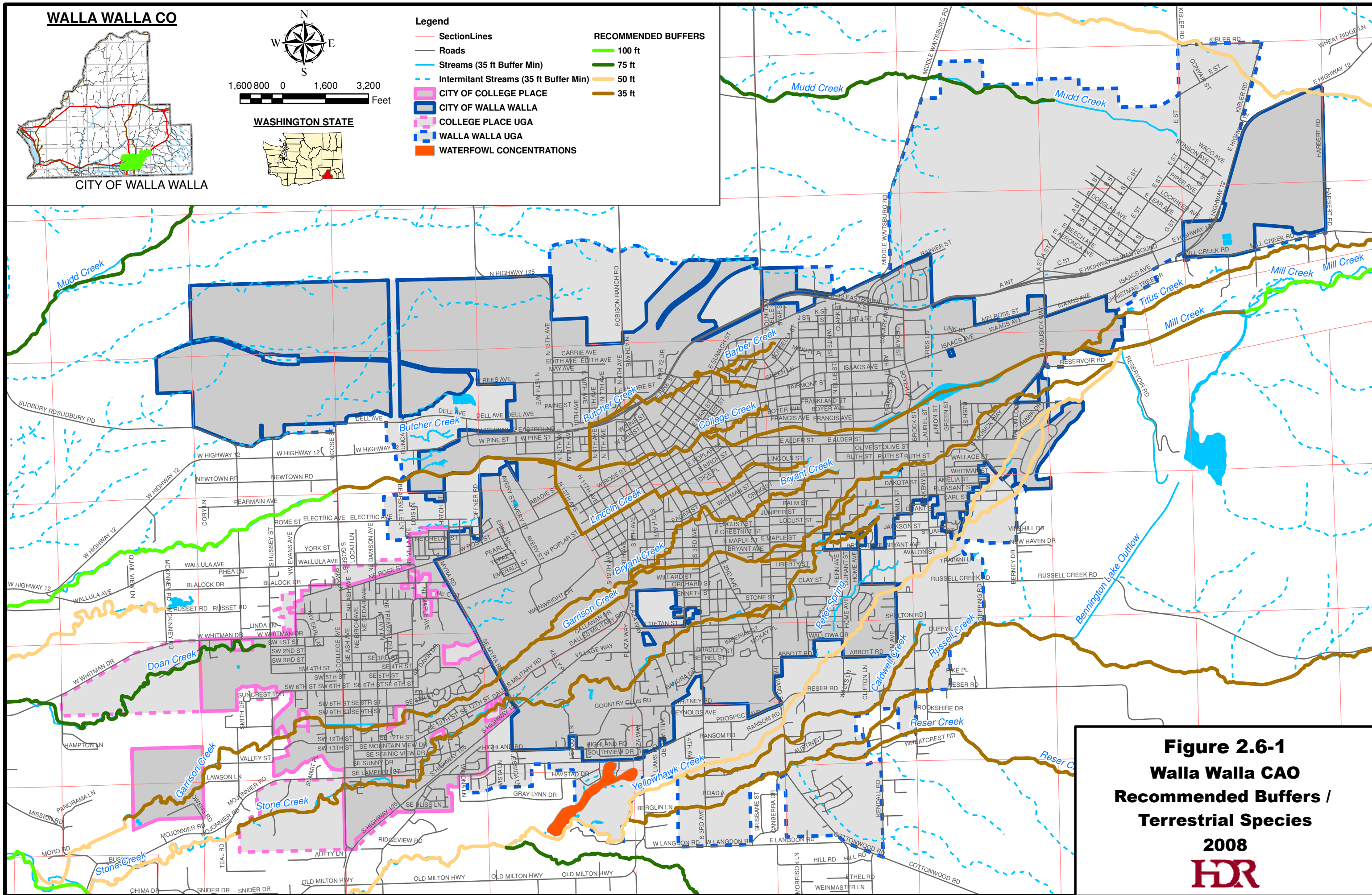
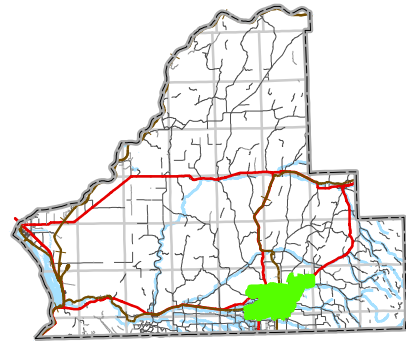


Figure 2.6-1
Walla Walla CAO
Recommended Buffers /
Terrestrial Species
2008
HDR

WALLA WALLA CO



CITY OF WALLA WALLA



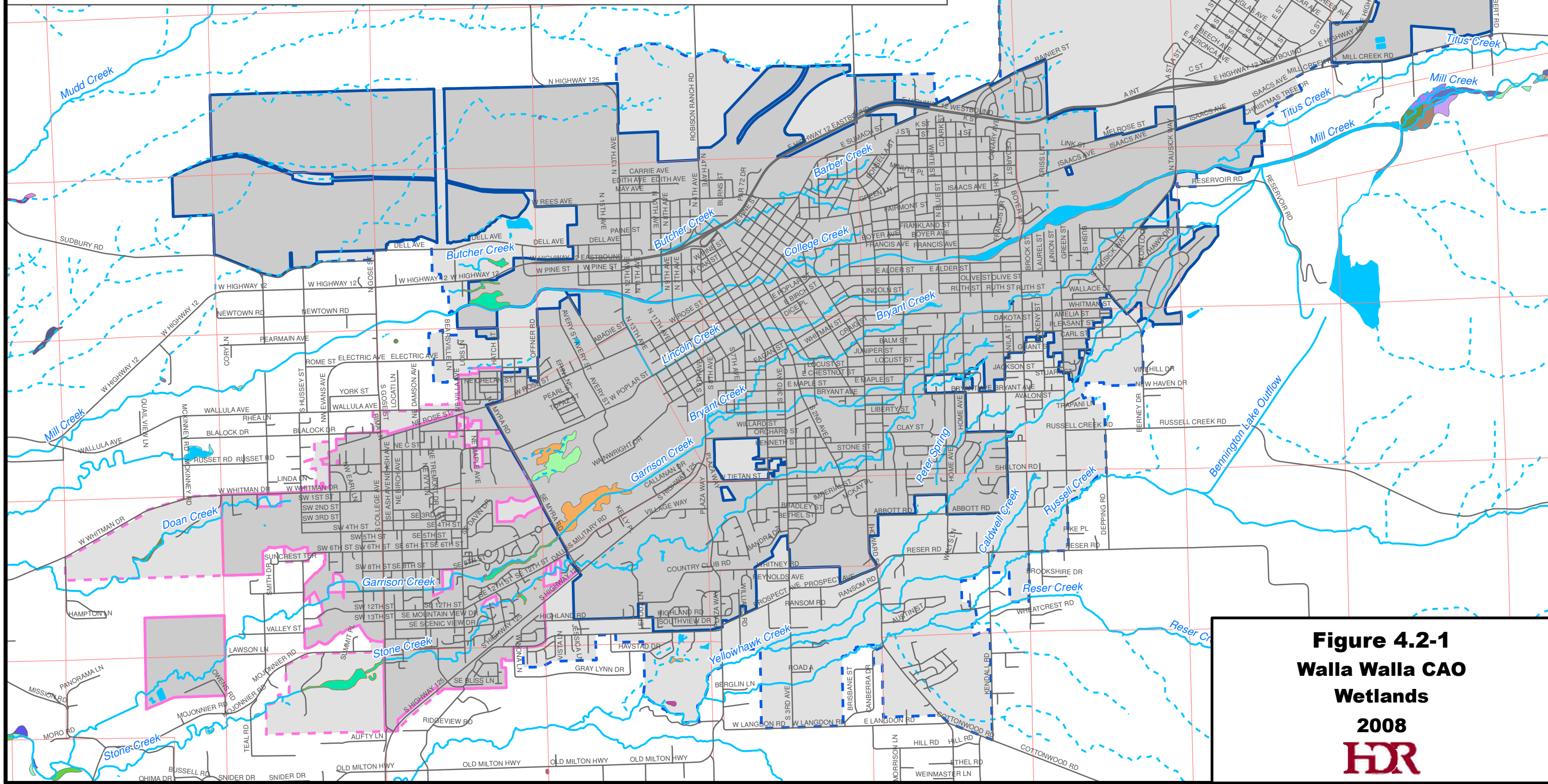
1,600 800 0 1,600 3,200 Feet

WASHINGTON STATE



Legend

- SECTION LINES
 - ROADS
 - STREAMS
 - - - INTERMITANT STREAMS
 - WATER BODIES
 - COLLEGE PLACE UGA
 - WALLA WALLA UGA
 - CITY OF COLLEGE PLACE
 - CITY OF WALLA WALLA
 - WETLANDS NEW DELINEATIONS
- | | | | | | | | | | |
|-----------------------------------|------------|-------------|------------|-------------|-------------|---------|----------|-----------|------------|
| NATIONAL WETLAND INVENTORY | ■ L1OWHH | ■ PAB4/EM1F | ■ PEM/SS1C | ■ PEM/SS1CH | ■ PEM1/OWFH | ■ PEM1A | ■ PEM1AD | ■ PEM1C | ■ PEM1CH |
| ■ PEM1F | ■ PFO/SS1A | ■ PFO1A | ■ PFO1AH | ■ PFO1C | ■ POW/EM1F | ■ POWF | ■ POWFH | ■ POWH | ■ PSS/EM1A |
| ■ PSS/EM1C | ■ PSS/FO1A | ■ PSS1A | ■ PSS1C | ■ PUS/EM1A | ■ PUS/EM1C | ■ R3OWH | ■ R3USA | ■ R4SBKXC | |



**Figure 4.2-1
Walla Walla CAO
Wetlands
2008
HDR**

Attachment B
Determination of
Completeness



File# PPL-24-0002
SEPA File# SEP-24-0008

Determination of Completeness

Notice is hereby given on this date, **April 25, 2024**, of the determination of completeness on the application/proposal described in this notice, by the City of Walla Walla Development Services. The following information may be included, where indicated, in the application or a determination of completeness upon the proposal made by the City of Walla Walla. If reference is made below to the application or determination of completeness, copies of the referenced materials are attached hereto or available on request. Preliminary determinations and information contained herein shall not bind the City of Walla Walla and are subject to continuing review and modification.

1. Applicant: Doug Botimer, P.O. Box 2053, Walla Walla, WA 99362
2. Application filing date: March 28, 2024
3. Date that application was determined to be substantially complete: April 25, 2024
4. Location and description of proposed action: 1000 Block of Taumaron Road, east of Deerhaven Drive and west of Plaza Way. APN# 360606110079, 360732330001
The applicant is requesting preliminary plat approval to subdivide the subject property of approximately 5.66 acres into a total of 23 residential lots.
5. Comprehensive plan map designation(s) for the locations: Residential
6. Zoning map designation(s) for the locations: Neighborhood Residential
7. The following listed permits and/or authorizations have been requested in the application: Preliminary Plat review and SEPA review.
8. The following listed permits and/or authorizations, if any, may be required for the proposal but are not included in the present application:
9. The City of Walla Walla has preliminarily determined that the application will be processed in accordance with the Walla Walla Municipal Code (WWMC) Level IV review process.
10. The City of Walla Walla has preliminarily determined that the Walla Walla Comprehensive Plan/Environmental Impact Statement and the following listed code provisions, development standards, and regulations may apply to the application and mitigation of proposal impacts: WWMC Titles 12, 13, 15, 19, 20 and 21.
11. The City of Walla Walla has preliminarily determined that the proposal is consistent with applicable development regulations, or, in the absence of applicable regulations, the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement.
12. The City of Walla Walla has preliminarily determined that the following identified departments, agencies, and/or authorities may have jurisdiction over some part of the application: Washington State Department of Ecology.
13. At this time, the Applicant has been requested to provide the following additional information and/or studies: None identified at this time.
14. The City of Walla Walla has preliminarily determined that, in addition to the applicant

and any general public notice that may be required, the following identified parties are entitled to notice of the application/proposal: available on request.

15. SEPA lead agency: City of Walla Walla

16. The SEPA responsible official has preliminarily determined that the proposal is subject to SEPA threshold determination requirements, and the responsible official expects to issue the following threshold determination: Mitigated Determination of Non-Significance (MDNS).
17. The Responsible Official has preliminarily determined that the following listed conditions are being considered to mitigate environmental impacts: None identified at this time.
18. The Responsible Official has determined that the application, environmental checklist, Walla Walla Comprehensive Plan/Environmental Impact Statement and the following listed environmental documents and/or studies may be used to evaluate the proposal. Copies of these materials may be reviewed by contacting the Development Services Department at 509-524-4710 or visiting the city's website at www.wallawallawa.gov. Existing Environmental Documents. The following identified existing environmental documents are hereby incorporated by reference, and all or part of the documents may be used to evaluate the application/proposal: Submitted SEPA environmental checklist, Stormwater Report, Dated February 20, 2024, and Traffic Generation Report, Dated March 20, 2024
19. These documents are located at the City of Walla Walla Development Services at 55 E. Moore St., Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The application documents may be reviewed by contacting the Development Services Department at 509-524-4710 or visiting the city's website at www.wallawallawa.gov. The relevant content of these documents is briefly described as an environmental impact statement for the Walla Walla urban growth area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement, as amended, for designated land use classifications. The comprehensive plan map designation(s) for the location of the proposed action is stated above.
20. For additional information please contact the City of Walla Walla Development Services at 55 E Moore St., Walla Walla, WA 99362; (509)524-4710.

Attachment C

Notice of Application



File# PPL-24-0002
SEPA File# SEP-24-0008

NOTICE OF APPLICATION

The Ponds Subdivision (Taumarson Road / Plaza Way)

Project Summary: *The applicant is requesting preliminary plat approval to subdivide the subject property of approximately 5.66 acres into a total of 23 residential lots.*

Notice is hereby given on this date: **April 29, 2024**, that the application/proposal described in this notice has been filed with the City of Walla Walla. The application documents may be reviewed at the City of Walla Walla Development Services Department at 55 E. Moore Street, Walla Walla, WA 99362 or visiting the city's website at <https://www.wallawalla.gov/government/development-services/public-notice>.

All interested persons and parties may comment on the application, receive notice of hearing and/or a copy of decision(s) made on the proposal by filing a special notice request with the City of Walla Walla as provided in section 20.14.015 of the Walla Walla Municipal Code, and participate in hearings, if any.

The City of Walla Walla Development Services Department is using the optional threshold determination process under the State Environmental Policy Act (SEPA), authorized by WAC 197-11-355. The application comment period may be the only opportunity to comment on the environmental impacts of the proposal. A copy of the SEPA determination on the proposal may be obtained upon request. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an environmental impact statement is prepared. The SEPA responsible official has preliminarily determined that the proposal is subject to threshold determination requirements and the responsible official expects to issue the following threshold determination: Mitigated Determination of Non-Significance (MDNS).

The following identified existing environmental documents are hereby incorporated by reference, and all or part of the documents may be used to evaluate the application/proposal:

The Walla Walla Comprehensive Plan, Walla Walla 2040, and Final Environmental Impact Statement issued May 22, 2018. Submitted SEPA environmental checklist, March 20, 2024, Stormwater Report, Dated February 20, 2024 and Traffic Generation Report, Dated March 20, 2024

These documents are located at the offices of the City of Walla Walla Development Services at 55 East Moore Street, Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an Environmental Impact Statement for the Walla Walla Urban Growth Area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement, as amended, for designated land use classifications.

The following information may be included, where indicated, in the application or a determination of completeness upon the proposal made by the City of Walla Walla. If reference is made below to the application or determination of completeness, copies of the referenced materials are attached hereto. Preliminary determinations and information contained herein shall not bind the City of Walla Walla and are subject to continuing review and modification.

1. Applicant: Doug Botimer, P.O. Box 2053, Walla Walla, WA 99362
2. Application filing date: March 28, 2024
3. Date that application was determined to be substantially complete: April 25, 2024
4. Location and description of proposed action: 1000 Block of Taumaron Road, east of Deerhaven Drive and west of Plaza Way. APN# 360606110079, 360732330001
The applicant is requesting preliminary plat approval to subdivide the subject property of approximately 5.66 acres into a total of 23 residential lots.
5. Comprehensive plan map designation(s) for the locations: Residential
6. Zoning map designation(s) for the locations: Neighborhood Residential
7. Comments upon this application must be submitted in writing to the City of Walla Walla Development Services Department at 55 E. Moore St., Walla Walla, WA 99362 or via email to permits@wallawalla.gov. **Comments must be actually received by the Development Services Department before 5:00 p.m. on the following date: May 17, 2024.**
8. **A public hearing will be held on the proposal by the City of Walla Walla Hearing Examiner, but it has not been scheduled yet.**
9. The following listed permits and/or authorizations have been requested in the application: Preliminary Plat approval and SEPA review.
10. The following listed permits and/or authorizations, if any, may be required for the proposal but are not included in the present application: Building permits for the construction of homes.
11. The City of Walla Walla has preliminarily determined that the application will be processed in accordance with the Walla Walla Municipal Code (WWMC) Level IV review process.
12. The City of Walla Walla has preliminarily determined that the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement and the following listed code provisions, development standards, and regulations may apply to the application and mitigation of proposal impacts: WWMC Titles 12, 13, 15, 19, 20, and 21.
13. The City of Walla Walla has preliminarily determined that the following identified departments, agencies, and/or authorities may have jurisdiction over some part of the application: Washington State Department of Ecology.
14. At this time, the Applicant has been requested to provide the following additional information and/or studies: None identified.
15. The City of Walla Walla has preliminarily determined that, in addition to the applicant and any general public notice that may be required, the following identified parties are entitled to notice of the application/proposal: none identified.
16. **SEPA lead agency: City of Walla Walla**
17. The SEPA responsible official has preliminarily determined that the proposal is subject to SEPA threshold determination requirements, and the responsible official expects to issue the following threshold determination: Mitigated Determination of Non-Significance (MDNS).
18. The Responsible Official has preliminarily determined that the following listed conditions are being considered to mitigate environmental impacts: mitigation measures have not been identified at this time.
19. Application materials and other documents referenced above are located at the City of Walla Walla Development Services at 55 East Moore St. Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an environmental impact statement for the Walla Walla urban growth area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan, Walla Walla 2040 & Environmental Impact Statement, as amended, for designated land use classifications. The comprehensive plan map designation(s) for the location of the proposed action is stated above. **For additional information please contact the City of Walla Walla Development Services at 55 E. Moore St., Walla Walla, WA 99362. (509)524-4710**

Attachment D

SEPA Determination



**State Environmental Policy Act SEPA
Mitigated Determination of Non-Significance (MDNS)
File# SEP-24-0008, PPL-24-0002**

Date of Issuance: October 29, 2024

Lead Agency: City of Walla Walla Development Services
55 East Moore Street, Walla Walla, WA 99362

Agency Contact: Jon Maland, Senior Planner
jmaland@wallawalla.gov, 509-524-4710

Description of Proposal: The applicant is requesting preliminary plat approval to subdivide the subject property of approximately 5.66 acres into a total of 23 residential lots.

Location of Proposal: 1000 Block of Taumaron Road, east of Deerhaven Drive and west of Plaza Way.

Proponent: Doug Botimer, P.O. Box 2053, Walla Walla, WA 99362

This Mitigated Determination of Non-Significance (MDNS) is issued after using the optional DNS process in WAC 197-11-355. The Notice of Application with Optional Threshold Determination was issued on May 3, 2024. The lead agency, the City of Walla Walla is distributing this MDNS per WAC 197-11-355(5).

Per RCW 36.70B.110(6)(b) this Mitigated Determination of Non-Significance is issued at least fifteen days prior to the public hearing on the proposal. The public hearing shall be open to consideration of the environmental impacts of the proposal.

The City of Walla Walla Development Services has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030. In making this determination, existing development regulations including the following environmental documents have been reviewed, which are available for viewing at the Development Services Department at 55 East Moore Street, Walla Walla, WA 99362:

The Walla Walla Comprehensive Plan, Walla Walla 2040, and Final Environmental Impact Statement issued May 22, 2018. The relevant content of these documents is briefly described as an Environmental Impact Statement for the Walla Walla

Mitigated Determination of Non-Significance (MDNS)

File# SEP-24-0008, PPL-24-0002

Comprehensive Plan which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement. Proponent application materials, including:

- SEPA Checklist, dated February 22, 2024
- Stormwater / Geotechnical Report, Hall Engineering, dated February 20, 2024
- Transportation Assessment (Traffic Report), Kittelson, dated May 17, 2024
- Critical Area letter - Anderson Perry, dated August 21, 2024

This determination is based on the following findings of fact and conclusions of law:

FINDINGS OF FACT:

1. Application filing date: March 28, 2024.
2. Date that application was determined to be substantially complete: April 25, 2024
3. Description of proposed action: The applicant is requesting preliminary plat approval to subdivide the subject property of approximately 5.66 acres into a total of 23 residential lots.
4. Comprehensive plan land use map designation for the location: Residential.
5. Zoning map designation for the location: Neighborhood Residential.
6. A Notice of Application utilizing the optional DNS process was issued on April 29, 2024, with a comment period concluding on May 17, 2024.
7. The City of Walla Walla Hearing Examiner will conduct a Public Hearing for this proposal and Walla Walla Municipal Code 21.08.135.A. "such hearing shall be open to consideration of the environmental impact of the proposal"
8. Per RCW 36.70B.110(6): "A local government shall integrate the permit procedures in this section with environmental review under chapter 43.21C RCW".
9. Comment letter(s) received from the following:
 - Washington State Department of Ecology, dated May 16, 2024
 - Washington State Department of Archaeology and Historic Preservation, dated April 29, 2024
 - Deirdre Bealey, dated May 14, 2024
 - Sara Wutzke, dated May 14, 2024
 - Derri Reid, dated May 14, 2024
 - Joseph McMichael, dated May 15, 2024
 - Gary Hinman and Heather Sinclair, dated May 15, 2024
 - Wes Romine, dated May 16, 2024
 - Donna Lange, dated May 14, 2024
 - Edmond Bruneau, dated May 15, 2024
 - Ed and Sue Bukovinsky, dated May 17, 2024
10. The Site Plan Review Committee (SPRC) purpose is to examine certain land development proposals to ensure compliance with the adopted plans, policies, and

Mitigated Determination of Non-Significance (MDNS)

File# SEP-24-0008, PPL-24-0002

ordinances of the City as outlined in Chapter 20.46 of the Walla Walla Municipal Code.

CONCLUSIONS OF LAW AND SEPA DETERMINATION:

The Responsible Official has determined that a Mitigated Determination of Non-Significance (MDNS) shall be issued. That the proposal does not have a probable significant impact on the environment, and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c), only if the following below described conditions are met. This decision was made after the review of a completed environmental checklist, other information on file with the City of Walla Walla, and existing development regulations. This information is available to the public on request. The mitigation measures are required as authorized under the substantive authority of SEPA in accordance with the guidelines contained in Chapter 21.08 WWMC and shall be implemented by the applicant and property owner should the proposal is approved by the City of Walla Walla.

Comprehensive Plan – Walla Walla 2040

The proposed Plat is consistent with the Comprehensive Plan Land Use Map and with the following Goals and Polices of the Walla Walla Comprehensive Plan:

Land Use Policy 1.1: Accommodate new residential and commercial development in areas with available infrastructure and services.

Land Use Policy 1.4: Review new development proposals to ensure they support the objectives of the Comprehensive Plan such as land use, transportation, community character, historic preservation, and sustainability.

Land Use Policy 3.7: Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, single family residential and manufactured home and manufactured housing communities.

Land Use Goal 3: There are a variety of uses allowed throughout Walla Walla that encourage options for housing and business.

Land Use Policy 4.1: Balance commercial, industrial, and residential development with the conservation of natural resources and open space by directing growth to areas already served by infrastructure.

Housing Goal 1: A broad range of housing choices is available to meet the needs of people of diverse socioeconomic status, household type, and age.

Housing Policy 1.1: Provide an array of housing choices such as apartments,

Mitigated Determination of Non-Significance (MDNS)

File# SEP-24-0008, PPL-24-0002

small lot single-family housing, accessory dwelling units, townhomes, manufactured homes, and cottages to meet the needs of people of all incomes throughout their lifespan.

Housing Goal 2: Attractive and functional neighborhoods are welcoming to all types of households.

Transportation Policy 5.6: Require development to provide street frontage improvements consistent with plan and code requirements, either through construction of the project or through deferral or a fee-in-lieu payment, as permitted by adopted code.

The necessary mitigation measures are listed below:

1. Storm water generated within the development shall be retained on site with a storm water system designed to retain, at a minimum, 100% of the 25-year, 24-hour event. A stormwater report shall be provided and reviewed to ensure compliance with the Stormwater Management Manual for Eastern Washington and the City of Walla Walla's Stormwater Design Standards Handbook prior to Civil Plan Approval. Due to the currently sloped topography of the proposed lots numbered 17 to 23 (downward slope to the easterly edge of the property), stormwater management systems should be designed and submitted for these proposed lots at the time of building permit application, to ensure these systems meet the requirements of the Stormwater Handbook.
2. The civil engineering designs shall handle all storm runoff from private lots either on site, separately, or through a larger communal collection system. Any new stormwater improvements capturing runoff from private property will be privately owned and maintained, with appropriate maintenance responsibilities defined, and the City of Walla Walla will not be responsible for these systems.

This Mitigated Determination of Non-Significance (MDNS) is issued after using the optional DNS process in WAC 197-11-355. The Notice of Application with Optional Threshold Determination was issued on April 29, 2024. There is no further comment period on this MDNS.

Responsible official: J Preston Frederickson, Director

Address: City of Walla Walla Development Services
55 E. Moore Street
Walla Walla, WA 99362

Issue Date: October 29, 2024

Mitigated Determination of Non-Significance (MDNS)
File# SEP-24-0008, PPL-24-0002

Signature:  _____

Date: October 29, 2024

Appeal information is addressed in City of Walla Walla Municipal Code (WWMC) 21.08.170. Appeal rights are outlined within WWMC Chapter 20.38 and other code provisions referenced therein. Please contact City of Walla Walla Development Services at (509) 524-4710 to read or obtain a copy of this section of the Municipal Code.

Attachment E
Notice of Public Hearing



NOTICE OF PUBLIC HEARING

UPON APPLICATION/PROPOSAL
FILE # PPL-24-0002, SEP-24-0008

Notice is hereby given by the City of Walla Walla Development Services that a Public Hearing will be held on the application described in this notice by the City of Walla Walla Hearing Examiner on **Thursday, November 21, 2024, at 6:30 P.M.** at the **City Hall** in the Council Chambers; 2nd Floor; 15 N. 3rd Avenue, Walla Walla, WA (N. 3rd Avenue and Rose Street).

Members of the public may also attend and participate in the public hearing virtually, by using this Zoom meeting link: <https://bit.ly/3Cd9dkb> or by calling: 253-215-8782 and entering meeting ID: 869 8571 8864

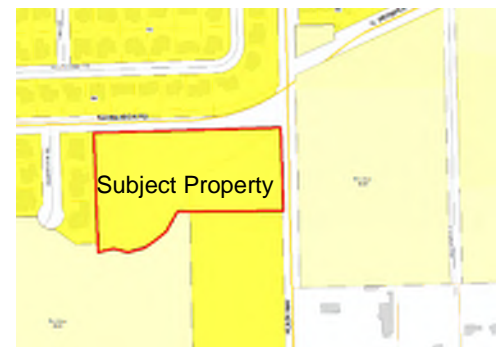
The purpose of this public hearing is to consider a request for a Preliminary Plat to subdivide the subject property of approximately 5.56 acres into a total of 23 residential lots. At the Public Hearing, the Hearing Examiner will take written and oral testimony, which will be taken under consideration before the Hearing Examiner makes a recommendation to the City Council on the application. All interested persons and parties may participate in the hearing. A time limit on the oral testimony may be implemented by the Hearing Examiner.

1. Applicant: Doug Botimer, P.O. Box 2053, Walla Walla, WA 99362
2. Application filing date: March 28, 2024
3. Date that application was determined to be substantially complete: April 25, 2024
4. Location and description of proposed action: 1000 Block of Taumarson Road, east of Deerhaven Drive and west of Plaza Way. APN# 360606110079, 360732330001. The applicant is requesting preliminary plat approval to subdivide the subject property of approximately 5.66 acres into a total of 23 residential lots.

The staff report and exhibits, that will be submitted to the Hearing Examiner, will be available one week prior to the public hearing at the Development Services Department office, located at 55 East Moore Street, Walla Walla, WA and posted on the City's website, <https://www.wallawallawa.gov/government/development-services/hearing-examiner>

For additional information on the application, accommodation or assistance commenting on the proposal, please contact the staff at the City of Walla Walla Development Services Department, 55 East Moore Street, Walla Walla, WA 99362. (509) 524-4710
Email: permits@wallawallawa.gov

Interested persons and parties may request a copy of the final decision made by filing a special notice request with the City of Walla Walla as provided in section 20.14.015 of the Walla Walla Municipal Code.



Attachment F
Post/Mail/Publish
Certificates

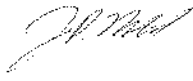
File Number: PPL-24-0002
Site Address: Taumarson and Plaza Way
Type of Notice: **Notice of Application**
Review Level/Type: Level 4: Preliminary Plat

Proof of Posting

I certify under penalty of perjury under the laws of the State of Washington that the content of the above form of notice was posted:

- posted in the following-described manner in the following location(s) on the following-stated date: 4/26/2024
Address and location on property: Intersection of Taumarson Road and Plaza Way
- on the City of Walla Walla website on the following date: 4/29/2024
- in the Walla Walla Union Bulletin on the following date: 4/29/2024

Jon Maland
Printed Name



Signature

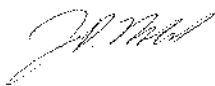
5/9/2024
Date

Proof of Mailing

I certify under penalty of perjury under the laws of the State of Washington that the content of the above form of notice was:

- Mailed to the property owners of record 400 feet adjacent to the subject property on the following date: 4/25/2024
- Mailed/e-mailed to applicant or applicant's representative on: 4/26/2024
- e-mailed to the City of Walla Walla Site Plan Review Committee on: 4/26/2024
- placed to the WA Department of Ecology SEPA Register on: 4/26/2024

Jon Maland
Printed Name



Signature

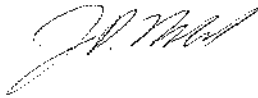
5/9/2024
Date

File Number: PPL-24-0002
Site Address: Taumarson and Plaza Way
Type of Notice: **Notice of Public Hearing**
Review Level/Type: Level 4. Preliminary Plat

Proof of Posting

I certify under penalty of perjury under the laws of the State of Washington that the content of the above form of notice was posted:

- posted in the following-described manner in the following location(s) on the following-stated date: 11/1/2024
Address and location on property: Taumarson Road frontage
- on the City of Walla Walla website on the following date: 11/1/2024
- in Walla Walla Union Bulletin the following date: 11/5/2024



Jon Maland
Printed Name

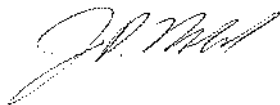
Signature

11/6/2024
Date

Proof of Mailing

I certify under penalty of perjury under the laws of the State of Washington that the content of the above form of notice was:

- Mailed to the property owners of record 400 feet adjacent to the subject property, on the following date: 10/31/2024
- Mailed/e-mailed to applicant or applicant's representative on: 10/31/2024
- Mailed/e-mailed to all parties of record on: 10/31/2024



Jon Maland
Printed Name

Signature

11/6/2024
Date

Attachment G

Notification List

TAXPAYERNAME	Mail Address	City	State	Zip
BEALEY KILHE J & DEIRDRE E	1155 DEERHAVEN DR	WALLA WALLA	WA	99362
BECKER MARK C & SHERYL M	1017 HIGHLAND ROAD	WALLA WALLA	WA	99362
BERVER BRADLEY J & SUZANNE M	1023 HIGHLAND RD	WALLA WALLA	WA	99362
BONA MATT T & ANGELA L	1126 DEERHAVEN DR	WALLA WALLA	WA	99362
BOTIMER DOUGLAS GLORIA J BOTIMER	PO BOX 2053	WALLA WALLA	WA	99362
BREN JON S	1004 SOUTHVIEW DR	WALLA WALLA	WA	99362
BRUNEAU EDMOND A DONNA L LANGE	1148 DEERHAVEN DR	WALLA WALLA	WA	99362
BUKOVINSKY EDWARD F & SUSAN P	1115 DEERHAVEN DR	WALLA WALLA	WA	99362
BUTENHOFF JENNIFER LEANN	1202 SOUTHVIEW DR	WALLA WALLA	WA	99362
CAMPBELL THOMAS W	1935 RESER RD	WALLA WALLA	WA	99362
CARPENTER PAUL M & PAULA M	1125 HIGHLAND RD	WALLA WALLA	WA	99362
CHLARSON TRAVIS Q & SUSAN A	1021 HIGHLAND RD	WALLA WALLA	WA	99362
CHRYST DENNIS A & KATHLEEN M	1039 SOUTHVIEW DR	WALLA WALLA	WA	99362
CONN TRUMAN W & NINA K TRUST	PO BOX 1726	WALLA WALLA	WA	99362
COWARD GREGORY L & MARYANNE	993 PROSPECT AVE	WALLA WALLA	WA	99362
DUNCAN WILLIAM H III & MURIEL	1019 HIGHLAND RD	WALLA WALLA	WA	99362
FOLLETT BETTY A	1040 SOUTHVIEW DR	WALLA WALLA	WA	99362
FORTNEY MAURICE & DEBRA	2800 WILLIAMS RD	WALLA WALLA	WA	99362
FROSTAD JOSEPH & ROSALIE TST	1120 SOUTHVIEW DR	WALLA WALLA	WA	99362
GREENE JEFFREY S & KIMBERLY D	2850 WILLIAMS RD	WALLA WALLA	WA	99362
GREGOIRE NORRIS SCOTT & LUCILLE MARIE	1025 SOUTHVIEW DR	WALLA WALLA	WA	99362
HINGER JOANNE	1028 SOUTHVIEW DR	WALLA WALLA	WA	99362
HINMAN GARY C HEATHER L SINCLAIR	1644 PLAZA WAY # 418	WALLA WALLA	WA	99362
HUA TONY T & LYNN M	1022 SOUTHVIEW DR	WALLA WALLA	WA	99362
JOHNSON LAWRENCE D & PAMELA A	1019 SOUTHVIEW DRIVE	WALLA WALLA	WA	99362
JUSTICE TIM L & GRICELDA	1029 SOUTHVIEW DR	WALLA WALLA	WA	99362
CALLAHAN KELLI & STACIE N CHANCE	1009 SOUTHVIEW DR	WALLA WALLA	WA	99362
KIMBALL ALFRED J & GALE	1187 DEERHAVEN DR	WALLA WALLA	WA	99362
LYON MATTHEW M & JESSICA L	1036 SOUTHVIEW DR	WALLA WALLA	WA	99362
MAHONEY JENALYNN & LEVI	1130 SOUTHVIEW DR	WALLA WALLA	WA	99362
MC DONNELL MICHAEL J ET AL	2260 SW SEYMORE DR	PORTLAND	OR	97239
MITCHELL MICHAEL S	1115 HIGHLAND RD	WALLA WALLA	WA	99362
NEISNER DAN R & SHIRLEE M	2865 PLAZA WAY	WALLA WALLA	WA	99362
OLSON THOMAS G	1135 HIGHLAND RD	WALLA WALLA	WA	99362
PLASENCIA JOHN & HEATHER	917 PROSPECT AVE	WALLA WALLA	WA	99362
POWERS DAVID A & GWEN K	1135 SOUTHVIEW DR	WALLA WALLA	WA	99362
REED DENNIS & SHARON	1001 SOUTHVIEW DR	WALLA WALLA	WA	99362
REXRoad INEZ	1014 SOUTHVIEW DR	WALLA WALLA	WA	99362
ROMINE WES & CHOO KIM TAN	1108 DEERHAVEN DR	WALLA WALLA	WA	99362
SHAW KATHERINE M	984 PROSPECT AVE	WALLA WALLA	WA	99362
SKIFSTAD CURTIS W & JOAN M	1115 SOUTHVIEW DR	WALLA WALLA	WA	99362
TALBERT THOMAS A & PAMELA J	PO BOX 796	WALLA WALLA	WA	99362
TEAL ALFRED LEE & DEBBIE	1045 SOUTHVIEW DR	WALLA WALLA	WA	99362

TOMPKINS ELIZABETH A	1032 SOUTHVIEW DR	WALLA WALLA	WA	99362
VILLA ARTURO & SHERI L FRANSEN	1110 SOUTHVIEW DR	WALLA WALLA	WA	99362
WALLIS STEVEN B & MARLENE L	1005 SOUTHVIEW DR	WALLA WALLA	WA	99362
WASEMILLER GARY R	1015 SOUTHVIEW DR	WALLA WALLA	WA	99362
WATSON THOMAS B & MELISSA K	2826 WILLIAMS RD	WALLA WALLA	WA	99362
WHINERY TOM	2769 PLAZA WAY	WALLA WALLA	WA	99362
YU RONNY Y & BESSIE C	1125 SOUTHVIEW DR	WALLA WALLA	WA	99362

Attachment H
Regional Housing Action
Plan, Page 20

Exhibit 16: Regional Residential Land Capacity and Housing Need (2021)

	Infill & Dwellings redevelop- ment Dwellings	on Vacant Land	Total Dwelling Capacity	Projected 20-Year Housing Need	Net Housing Surplus or (Gap)
College Place	206	140	345	747	(402)
1 to 4 units per structure *	146	115	260	672	(412)
5 or more units per structure	60	25	85	75 +	10
Walla Walla City	2,054	1,686	3,740	3,570	170
1 to 4 units per structure *	1,714	1,686	3,400	2,785	615
5 or more units per structure **	340		340	785	(445)
Waitsburg	306	367	673	178	495
1 to 4 units per structure	298	353	651	124 +	527
5 or more units per structure	9	13	22	53	(31)
Dayton	100	200	300	12	288
1 to 4 units per structure ***	100 +	200 +	300 +	12 +	288 +
5 or more units per structure			-	-	-
Region Total	2,665	2,393	5,058	4,507	552
1 to 4 units per structure	2,257	2,354	4,611	3,593	1,018
5 or more units per structure	409	38	447	913	(466)

Findings are derived from prior tables and input provided by project advisory and stakeholder committees, Washington Dept. of Commerce staff, and the following notations.

** Assumptions for College Place and Walla Walla take into account recent code changes; assumes 5% of the land zoned for single family will be utilized by plexes or ADUs.*

*** Multi-family capacity analysis (5+ units per structure) for Walla Walla reflects current development applications.*

**** Dayton capacity analysis derived from City of Dayton Buildable Land Inventory maps.*

While the overall land capacity within the Region appears to be adequate for addressing the long-term housing need for Waitsburg and Dayton, the analysis cited above indicates that nearly half of new construction would need to occur on under-developed (part vacant) tax lots. If property owners do not wish to subdivide their tax lots, the likelihood of meeting housing needs through “infill” is unlikely.

These findings also indicate that the current zoning and related land capacity within the College Place and Walla Walla UGAs (combined) may not be sufficient to fully accommodate multi-family demand. This issue is particularly acute in College Place, where the housing demand for single family and middle housing (672 units) is expected to exceed its zoned land capacity by 412 dwellings.

Based on the residential capacity analysis and this housing needs assessment, the following conclusions are made:

College Place UGA: the projected 20-year housing need of 747 dwelling units is far greater than the potential UGA capacity of 345 units, even after accounting for recent code changes and assuming 60% of net new housing will need to be constructed on infill and redevelopment lands.

Walla Walla UGA: the projected 20-year housing need of 3,570 dwelling units is below the potential UGA capacity of 3,740 dwelling units. However, the current amount of land zoned for multi-family structures may be inadequate to meet overall housing needs, even after assuming 55% of

Attachment I

Comment letter/emails



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

May 16, 2024

Jon Maland
Senior Planner
City of Walla Walla Development Services Department
55 E. Moore Street
Walla Walla, WA99362

Re: The Ponds Subdivision
File: SEP-24-0008

Dear Jon Maland:

Thank you for the opportunity to comment on the Notice of Application and anticipated Determination of Nonsignificance regarding The Ponds Subdivision Project (Proponent: Doug Botimer). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Hazardous Waste and Toxics Reduction Program

Please keep in mind that during the construction activities associated with The Ponds Subdivision Project, some construction-related wastes produced may qualify as dangerous wastes in Washington State. Some of these wastes include:

- Absorbent material
- Aerosol cans
- Asbestos-containing materials
- Lead-containing materials
- PCB-containing light ballasts
- Waste paint
- Waste paint thinner
- Sanding dust
- Treated wood

The Construction and demolition website has a more comprehensive list and a links to help identifying and designating your wastes. This can be found online at:
<https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition>.

Responsibility for construction waste generated at a facility is the responsibility of the facility that generates the waste. The waste generator is the person who owns the site. Even if you hire a contractor to conduct the demolition or a waste service provider to designate your waste, the site owner is ultimately liable. This is why it is important to research reputable and reliable contractors.

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste. Information about how to sample and what to test for can be found at the above linked website.

For more information and technical assistance, contact Alex Bergh at (509) 385-5539 or Alexandria Bergh@ecy.wa.gov.

State Environmental Policy Act (SEPA)

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

For information on the SEPA Process, please contact Cindy Anderson at (509) 655-1541 or via email at Cindy.Anderson@ecy.wa.gov.

To receive more guidance on or to respond to the comments made by Ecology, please contact the appropriate staff listed above at the phone number or email provided.

Department of Ecology
Eastern Regional Office
(Ecology File: 202401790)



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

April 29, 2024

Jonathan Maland
Senior Planner
City of Walla Walla
55 E. Moore St.
Walla Walla, WA 99362-2797

In future correspondence please refer to:

Project Tracking Code: 2024-04-02929

Property: City of Walla Walla_The Ponds Preliminary Plat (PPL-24-0002 SEP-24-008)

Re: Survey Requested

Dear Jonathan Maland:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).



Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending to the right.

Sydney Hanson, M.A.
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov



Pamela Ransier

From: Deirdre Bealey <deirki@gmail.com>
Sent: Tuesday, May 14, 2024 7:03 AM
To: Permits
Subject: "The Ponds" Development comments (file #PPL-24-0002; SEPA file #SEP-24-0008)

Comments regarding the proposed "The Ponds" development (file #PPL-24-0002; SEPA file #SEP-24-0008):

The road layout of the proposed plat should be revised to improve traffic safety. The proposed layout creates three dead-ends streets with all three forcing drivers to back up to change directions. This is unnecessary, unsafe, and inconsistent with neighborhood layouts throughout much of the city. It forces all general vehicle traffic, including emergency service vehicles, delivery vehicles, city service vehicles, sanitation, recycling, and green waste service trucks to back-up every time they enter the subdivision creating unnecessary risk for city services, drivers, walkers, cyclists, etc.

Chris Drive should be reconfigured to a cul-de-sac to facilitate a safe turnaround for traffic. It is misleading to drivers in that it simply dead-ends at what is assumed to be a critical area. While this may meet the minimum for code, it should have a cul-de-sac to better define the end of the road for drivers, walkers, cyclists, etc. For example, please refer to the adjacent neighborhood's cul-de-sac on Deerhaven Drive.

Similarly, the eastern termini of Botimer Drive simply dead-ends at Plaza Way, yes it has a 10-foot buffer from the right-of-way of Plaza Way, but it too is misleading to drivers as it is not a through street connection to Plaza Way and also forces vehicle traffic entering it to back-up.

Lot layouts and roads should be revised to improve neighborhood feel, safety, connectivity for all modes of travel, and provide consistency with the surrounding neighborhoods. The abrupt ends proposed for both Botimer Drive and Chris Drive may maximize lots, but at the cost of safety and until Bella Drive is extended (assumed), the plat has only one access point for 23 lots. Is there a master plan for the extension of Bella Drive? If so, that should be presented to demonstrate future connectivity and access.

What are the required setbacks from the pond located to the south of the development? The setbacks should be clearly noted on the plat.

There are large trees on the east side of the property that have served as nesting areas for birds including birds of prey who regularly hunt the soon to be developed field. How will the proposed development mitigate removal of these trees and the loss of habitat?

Construction of the proposed development will be very disruptive to adjacent properties for months if not several years. It is assumed the developer intends to re-grade the area resulting in the movement of a significant amount of soil. Will the developer provide mitigation for the adjacent neighborhood? For example, install (or raise where it is less than 6-feet) a permanent 6-foot-tall fence (consistent with the design of existing fencing in the adjacent neighborhood), along the western border of the proposed development prior to the start of any on-site construction (utilities, roads, homes, etc.)? Mitigation (i.e., screening and separation) should be required to separate/buffer the adjacent neighborhood from the impacts of construction (noise, dust, construction equipment, construction personnel, etc.).

Thank you for your consideration,

Deirdre Bealey
1155 Deerhaven Dr.
Walla Walla, WA 99362

Angelica Escalante

From: Sara Wutzke <sara.wutzke@gmail.com>
Sent: Tuesday, May 14, 2024 8:22 AM
To: Permits
Subject: Comments regarding the proposed "The Ponds" development (file #PPL-24-0002; SEPA file #SEP-24-0008):

Comments regarding the proposed "The Ponds" development (file #PPL-24-0002; SEPA file #SEP-24-0008):

As a resident who drives and walks Taumarson multiple times a day, and has children who will be riding bikes, walking and otherwise traversing Taumarson, I echo the safety concerns and suggestions of the street layout as outlined by Deirdre Bealey as below:

The road layout of the proposed plat should be revised to improve traffic safety. The proposed layout creates three dead-ends streets with all three forcing drivers to back up to change directions. This is unnecessary, unsafe, and inconsistent with neighborhood layouts throughout much of the city. It forces all general vehicle traffic, including emergency service vehicles, delivery vehicles, city service vehicles, sanitation, recycling, and green waste service trucks to back-up every time they enter the subdivision creating unnecessary risk for city services, drivers, walkers, cyclists, etc.

Chris Drive should be reconfigured to a cul-de-sac to facilitate a safe turnaround for traffic. It is misleading to drivers in that it simply dead-ends at what is assumed to be a critical area. While this may meet the minimum for code, it should have a cul-de-sac to better define the end of the road for drivers, walkers, cyclists, etc. For example, please refer to the adjacent neighborhood's cul-de-sac on Deerhaven Drive.

Similarly, the eastern termini of Botimer Drive simply dead-ends at Plaza Way, yes it has a 10-foot buffer from the right-of-way of Plaza Way, but it too is misleading to drivers as it is not a through street connection to Plaza Way and also forces vehicle traffic entering it to back-up.

Lot layouts and roads should be revised to improve neighborhood feel, safety, connectivity for all modes of travel, and provide consistency with the surrounding neighborhoods. The abrupt ends proposed for both Botimer Drive and Chris Drive may maximize lots, but at the cost of safety and until Bella Drive is extended (assumed), the plat has only one access point for 23 lots. Is there a master plan for the extension of Bella Drive? If so, that should be presented to demonstrate future connectivity and access.

Thank you for prioritizing safety over development dollars,

Sara Wutzke
1640 Gray Lynn Dr
Walla Walla, WA
503-830-0088

Angelica Escalante

From: Derri Reid <derri@vapianovineyards.com>
Sent: Tuesday, May 14, 2024 10:43 AM
To: Permits
Subject: "The Ponds" Development comments (file #PPL-24-0002; SEPA file #SEP-24-0008)

Comments regarding the proposed "The Ponds" development (file #PPL-24-0002; SEPA file #SEP-24-0008):

The road layout of the proposed plat should be revised to improve traffic safety. The proposed layout creates three dead-ends streets with all three forcing drivers to back up to change directions. This is unnecessary, unsafe, and inconsistent with neighborhood layouts throughout much of the city. It forces all general vehicle traffic, including emergency service vehicles, delivery vehicles, city service vehicles, sanitation, recycling, and green waste service trucks to back-up every time they enter the subdivision creating unnecessary risk for city services, drivers, walkers, cyclists, etc.

Chris Drive should be reconfigured to a cul-de-sac to facilitate a safe turnaround for traffic. It is misleading to drivers in that it simply dead-ends at what is assumed to be a critical area. While this may meet the minimum for code, it should have a cul-de-sac to better define the end of the road for drivers, walkers, cyclists, etc. For example, please refer to the adjacent neighborhood's cul-de-sac on Deerhaven Drive.

Similarly, the eastern termini of Botimer Drive simply dead-ends at Plaza Way, yes it has a 10-foot buffer from the right-of-way of Plaza Way, but it too is misleading to drivers as it is not a through street connection to Plaza Way and also forces vehicle traffic entering it to back-up.

Lot layouts and roads should be revised to improve neighborhood feel, safety, connectivity for all modes of travel, and provide consistency with the surrounding neighborhoods. The abrupt ends proposed for both Botimer Drive and Chris Drive may maximize lots, but at the cost of safety and until Bella Drive is extended (assumed), the plat has only one access point for 23 lots. Is there a master plan for the extension of Bella Drive? If so, that should be presented to demonstrate future connectivity and access.

What are the required setbacks from the pond located to the south of the development? The setbacks should be clearly noted on the plat.

There are large trees on the east side of the property that have served as nesting areas for birds including birds of prey who regularly hunt the soon to be developed field. How will the proposed development mitigate removal of these trees and the loss of habitat?

Construction of the proposed development will be very disruptive to adjacent properties for months if not several years. It is assumed the developer intends to re-grade the area resulting in the movement of a significant amount of soil. Will the developer provide mitigation for the adjacent neighborhood? For example, install (or raise where it is less than 6-feet) a permanent 6-foot-tall fence (consistent with the design of existing fencing in the adjacent neighborhood), along the western border of the proposed development prior to the start of any on-site construction (utilities, roads, homes, etc.)? Mitigation (i.e., screening and separation) should be required to separate/buffer the adjacent neighborhood from the impacts of construction (noise, dust, construction equipment, construction personnel, etc.).

Thank you for your consideration,

Derri Reid

General Manager

Va Piano Vineyards

509.529.0900

www.vapianovineyards.com

Pamela Ransier

From: Joseph McMichael <joe@pacificfruitmarketing.com>
Sent: Wednesday, May 15, 2024 10:03 AM
To: Permits
Cc: joe.speycaster@gmail.com
Subject: The Ponds (Plaza Way & Taumarson Rd.) DEPA File# SEP-24-0008

Good morning,

Per the information listed on the Public Notice sign on Taumarson Rd., I, as a local neighborhood resident, would like to submit the following comments for consideration:

- If the subdivision is to move forward, I suggest that area along Taumarson Rd. (North side of development) be landscaped with street trees, etc. (Not just a row of arborvitae or fencing!).
- While I assume sidewalks in the new neighborhood are included, but if not, it should be required as this is a walking neighborhood and for pedestrian safety, should be incorporated into the plan.

Thank you for considering the suggestions. As always, I am looking for ways that we can improve our neighborhood and simple things such as these make the livability not only better for today but for future generations and residents of Walla Walla.

Thank you,

Joe McMichael
971-221-6192

Pamela Ransier

From: Heather Sinclair <heathersinclair2010@gmail.com>
Sent: Wednesday, May 15, 2024 11:23 AM
To: Permits
Subject: File #PPL-24-0002; SEPA File#SEP-24-0008

Re: Comments concerning the proposed "The Ponds" development (file #PPL-24-0002; SEPA file #SEP-24-0008)

Date: 5/15/24

To Whom It May Concern:

Construction of the proposed development may be very disruptive to adjacent properties for months if not several years. We believe the developer intends to re-grade the area resulting in the movement of a significant amount of soil. What is the plan to provide mitigation for the adjacent neighborhood? How will the dust be kept to a minimum and not affect the adjacent homes? Will a permanent 6-foot-tall fence (consistent with the design of existing fencing in the adjacent neighborhood), along the western border of the proposed development be installed prior to the start of any on-site construction (utilities, roads, homes, etc.)? Mitigation (i.e., screening and separation) should be required to separate/buffer the adjacent neighborhood from the impacts of construction (noise, dust, construction equipment, construction personnel, etc.).

The road layout of the proposed plat should be revised to improve traffic safety. The proposed layout creates three dead-ends streets with all three forcing drivers to back up to change directions. This is unnecessary, unsafe, and inconsistent with neighborhood layouts throughout much of the city. It forces all general vehicle traffic, including emergency service vehicles, delivery vehicles, city service vehicles, sanitation, recycling, and green waste service trucks to back-up every time they enter the subdivision creating unnecessary risk for city services, drivers, walkers, children and cyclists.

Lot layouts and roads should be revised to improve neighborhood feel, safety, connectivity for all modes of travel, and provide consistency with the surrounding neighborhoods. What is the master plan for the future development of the land south of "The Ponds"? Will Bella Drive be extended? If so, that should be presented to demonstrate future connectivity and access. What is the plan to lessen the burden of increased traffic to the neighborhood?

Thank you for your consideration,

Gary Hinman
Heather Sinclair
1131 Deerhaven Drive
Walla Walla, WA 99362

Angelica Escalante

From: Wes Romine <wesromine@earthlink.net>
Sent: Thursday, May 16, 2024 11:25 AM
To: Permits
Subject: "The Ponds" Development comments (file #PPL-24-0002, SEPA file #SEP-24-0008)

In response to the Notice of Application sent to surrounding properties of the above referenced "The Ponds" preliminary plat, I have the following comments the I would like to be included in the record for the Preliminary Plat public hearing.

1. Botimer Drive dead ends at Plaza Way with a 10 foot tract of land between the end of Botimer Drive and Plaza Way. I have two issues with that street layout. It is a very long dead end street over 200-feet long (from Taumarson), and because of the dead end there is only one access for the entire development. For that size development there should be more than one access to allow a second way in and out incase there is a fire or other emergency near the access on Taumarson. With only one access it would make it very difficult for residents and emergency services to evacuate and/or enter if needed during an emergency.

Also, with only one access point on Taumarson, all traffic would be forced to access off Taumarson which would be a bigger impact on the Taumarson traffic, and the traffic entering the Taumarson/Plaza Way intersection coming from the west. Bella Drive appears to be a stub street for access from a future development to the south, which may make the problem worse if additional traffic will be coming from a future development.

2. Taumarson is already developed with curb, gutter and sidewalk. I'm assuming there is a City requirement for Plaza Way to be developed as a City Standard street where it abuts the property. If not there should be a requirement for Plaza Way to be upgraded to City Standard where it abuts the property. Additional City right-of-way that needs to be dedicated for the street improvements should be shown on the Plat Map. And in addition, future development to the south may generate enough traffic to require a round-a-bout or other mitigation at the Taumarson/Plaza Way intersection. Is that allowed for in the plat? Although there appears to be enough right-of-way at the intersection, is that also the place the developer is planning to use for the Plat's Storm Water retention? If so, will the size of the Storm Water retention area affect right-of-way requirements for upgrades at the Taumarson/Plaza Way intersection?
3. I haven't had a chance to review the Environmental Impact Statement, but by looking at the Plat Map which was sent for comments, I have some concerns/questions about the pond(s) located to the south. These must be controlled by the Washington State Wetland regulations. The Plat Map shows an "Ordinary High Water" mark, and I assume that is for the Wetland. The "Ordinary High Water" mark looks to be close to lots 8 & 9, which might be impacting those lots. What is the Wetland Classification? And how big of a Buffer Zone is required from the "Ordinary High Water" mark? That should be shown on the Plat Map so everyone is aware of the restrictions. Also, the plat should be conditioned to require compliance with any State Wetland requirements. If any work does take place within the Wetland and/or Wetland Buffer zone, what mitigation is required?
It would be nice for the surrounding properties to have that information prior to the Public Hearing so further comments can be submitted if necessary.
4. Chris Drive and Bella Drive are dead end stub streets which make it difficult to turn around at those areas. Those should be re-configured to allow for a turn around. How does an emergency vehicle turn around at those areas (especially Bella Drive which is a longer dead end street)?
5. Construction will have an impact on adjacent properties,(i.e. dust and earth compaction). I request that the plat be conditioned to mitigate those and any other impacts the development will have on adjacent properties.

Please confirm that you have received these comments and a follow up hard copy of a letter is not required.

Thank you for consideration of my comments,

Wes Romine
1108 Deerhaven Drive
Walla Walla, WA 99362
509-386-8288

May 14, 2024



To whom it may concern:

I'm writing in regard to the proposed Ponds Subdivision located at the corner of Plaza Way and Tamaurson Road.

The proposal is to put 23 homes in the field. Which means not only destroying beautiful, old growth trees, but also wildlife habitat. Because of the ponds, our area is a wildlife refuge, and home to many different species of animals. There are deer, turkeys, pheasants, geese, ducks, great blue heron, turtles, frogs, squirrels, red winged blackbirds, yellow headed blackbirds, great horned owls, foxes, and the occasional otter. The Chinese pheasant population has just started coming back over the last two summers, which is wonderful to see.

My partner, Ed Bruneau, and I moved here from Spokane Valley, WA almost five years ago to escape what is proposed with this development. We watched beautiful old growth maple trees in the field next to our property destroyed in order to build 20 new homes. We ended up with 10 back yards along the length of one side of our property. And after we moved, 20 more went in on the other side of the property. We both ended up with frayed nerves due to all of the infrastructure and equipment noise along with the trauma of losing our privacy, the trees, and our view of the mountains.

I'm not opposed to progress. But why can't progress leave at least some of the trees? Why can't there be fewer houses with larger lots? The neighbors across the street from us will lose their privacy. And their views of the Blues. And more habitat for the wildlife will be gone, just for more tax revenue for the city.

We moved to Walla Walla specifically to get away from the urban sprawl that Spokane has become. Please don't let it follow us here.

Thank you.

Donna Lange
1148 Deerhaven Dr.
Walla Walla, WA 99362
509-868-4142
donna@odonota.com

Angelica Escalante

From: Edmond Bruneau <ed@edmondbruneau.com>
Sent: Wednesday, May 15, 2024 8:31 AM
To: Permits
Subject: "The Ponds" Development comments (file #PPL-24-0002; SEPA file #SEP-24-0008)

Comments regarding the proposed "The Ponds" development (file #PPL-24-0002; SEPA file #SEP-24-0008):

I am writing as a neighbor of the proposed development, residing in the North Deerhaven six home complex.

Quite frankly, I would love to see the proposed "The Ponds" development mimic the fine work of Tom and Dave Campbell, with strict building HOAs (one level, stucco, etc.) – wide city road and regulation sidewalks on each side. Campbell's desire to create six ¼ acre lots (more or less), each with ample green space, along with an HOA-owned area bordering the complex on Taumarson Road with shrubs and arborvitae – plus two entrance beds – all with an HOA irrigation system. What sort of frontage design will this development have on both Taumarson and Plaza road exposure?

To put in a lesser development next door with smaller homes and much smaller lots devalues our Deerhaven homes – since sales valuation often relies upon close-by comparables such as size, location, amenities, and condition. I realize the city is interested in tax revenue and high-density housing – but at what cost to degrading existing neighborhoods? My suggestion is to re-examine "The Ponds" initial preliminary plat and make adjustments to the number of homes on 5.66 acres accordingly. Since homes will likely start at \$750,000+, high density is not an argument for low-cost housing. The only conclusion for high density in this case is either hunger for extra city revenue or builder/developer greed – sacrificing ample green space and extraordinary urban living.

It is my understanding that existing trees on the lot will not be incorporated within the design – eliminated and replaced with trees natural to the area. Although this area may not be designated as a Native Growth Protection Area (NGPA) or Critical Area Protection Area (CAPA), these trees certainly fall under the category of native growth generally defined as a tree with a caliper of 10 inches, except vine maples and dogwoods with a caliper of at least seven inches. Such trees provide important environmental protection and habitat for animals natural to the area, including birds, squirrels, minks, rabbits, skunks, possums, foxes, deer and others. To eliminate them because of a technicality in property law will not do the local ecosystem of the actual ponds in the development justice. View of the ponds according to the proposed plat will be obstructed by the homes themselves and will only provide a view to a small minority of homes via their backyard. So why cut them down and replace them with significantly smaller trees that do not provide the same environmental preservation?

Another major concern of mine is accidental removal of archaeological repository. Even before Walla Walla was settled in the mid 1800's, native americans lived, traded and hunted in our fertile valley – especially next to ponds, creeks, rivers and other water sources. Just as we should respect the natural trees, birds and animals surrounding the ponds, we should also respect the possible and perhaps likelihood this area could include Native American artifacts and historic graves. I strongly suggest the area be properly examined prior to any initial construction in order to comply with Washington State Law. Citing RCW 27.44.030 and RCW 27.44.040.

Last, this proposed development will increase traffic on Taumarson Road, as well as the four-way intersection at Plaza and Prospect. I would strongly suggest the proposed roundabout for that intersection be installed as construction begins on "The Ponds" in order to be prepared for the increased use and extra traffic. Coordination would show common sense and forward thinking/planning on the City's behalf.

Thank you for your consideration,

Edmond Bruneau
1144 Deerhaven Dr.

Walla Walla, WA 99362

Angelica Escalante

From: Ed Bukovinsky <e.s.bukovinsky@comcast.net>
Sent: Friday, May 17, 2024 2:45 PM
To: Permits
Subject: "The Ponds" Development comments (file #PPL-24-0002; SEPA file #SEP-24-0008)

Comments regarding the proposed "The Ponds" development (file #PPL-24-0002; SEPA file #SEP-24-0008):

Thank you for allowing this comment period for those of us affected by the pending development known as "The Ponds".

We are in full support of the comments made by our neighbors relative to the project. Our points are as follows:

1) We have been advised by the developer that there will be a 7-foot easement from the end of the of the eastside property lines of the Deerhaven development to the westside property lines of the proposed "Ponds" development. In the plot plan submitted it is very hard to see if that has actually been delineated. It would be appreciated if the 7-foot easement between the east and west property lines be confirmed, and that confirmation be put in writing to the Deerhaven HOA.

2) There have been a number of comments made about the streets and traffic problems those streets, as outlined in the plot plan, will cause. There is no need to rehash those comments again. However, since we have lived on Deerhaven we have seen those issue manifest itself in traffic that comes down Deerhaven and then has to turn around at our cul-de-sac because there is no egress. This has led our HOA to put signs out about regulating speed and no outlet. The ingress-egress at Taumarson is fine but only if there are cul-de-sacs designed into the affected streets and there is an ingress-egress onto Plaza from Botimer. If that means you build less homes so be it. The issue of life safety and the ability of emergency vehicles to do their jobs without concern of inefficient street designs are worth less homes.

3) Trees at the south end of the plot plan. We have no issues with need to remove sick trees and trees that may be hazardous, however, what consideration do you have for the health of the ponds? The trees that are there have been essential to the filtration and stability of the ponds. Farming of the fields have always left those trees alone for a reason. We have also watched the variety of birds nesting in those trees such as, Red-tailed Hawks, Golden Eagles, and various owls. We have been advised that the trees that are to be removed, will be replaced with trees common to the Palouse. Can you clarify what you are thinking? The following are a list of trees common to the Palouse: Western Hemlock, Western White Pine, Western Redcedar, Englemann Spruce, Western Larch, Grand Fir, Douglas-Fir, & Ponderosa Pine. All are conifers. Are those trees replacing the tall, deciduous trees that maybe 100 or more years old? Has the city arborist been consulted as to the historic nature and health of those standing trees? We would like to be provided with a list of what you are thinking. The reason for this request is not only the wildlife that lives and thrives in the current wetlands structure, but the health of the wetlands themselves.

4) We also would love to see the proposed "The Ponds" development mimic the fine work of the Campbells, with strict building HOAs (one level, stucco, etc.) – wide city road and regulation sidewalks on each side. Regardless of the lot sizes of the project, there should be ample green

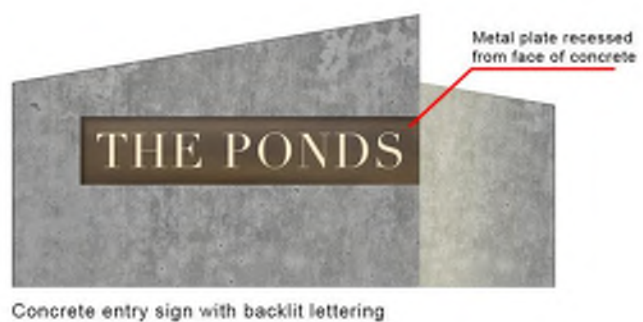
space, along with an HOA-owned area bordering the complex on Taumarson Road with shrubs and arborvitae – plus two entrance beds – all with an HOA irrigation system. What sort of frontage design will this development have for both Taumarson and Plaza road exposure?

5) This proposed development will increase traffic on Taumarson Road, as well as the four-way intersection at Plaza and Prospect. The development is proposing up to 23 homes, which means there will be up to an additional 46 vehicles on average on the a forementioned roads every day. We would strongly suggest the proposed roundabout for that intersection be installed as construction begins on “The Ponds” in order to be prepared for the increased use and extra traffic. Coordination would show common sense and forward thinking/planning on the City’s behalf.

Respectfully,

Ed & Sue Bukovinsky
1115 Deerhaven Drive
Walla Walla, WA 99362



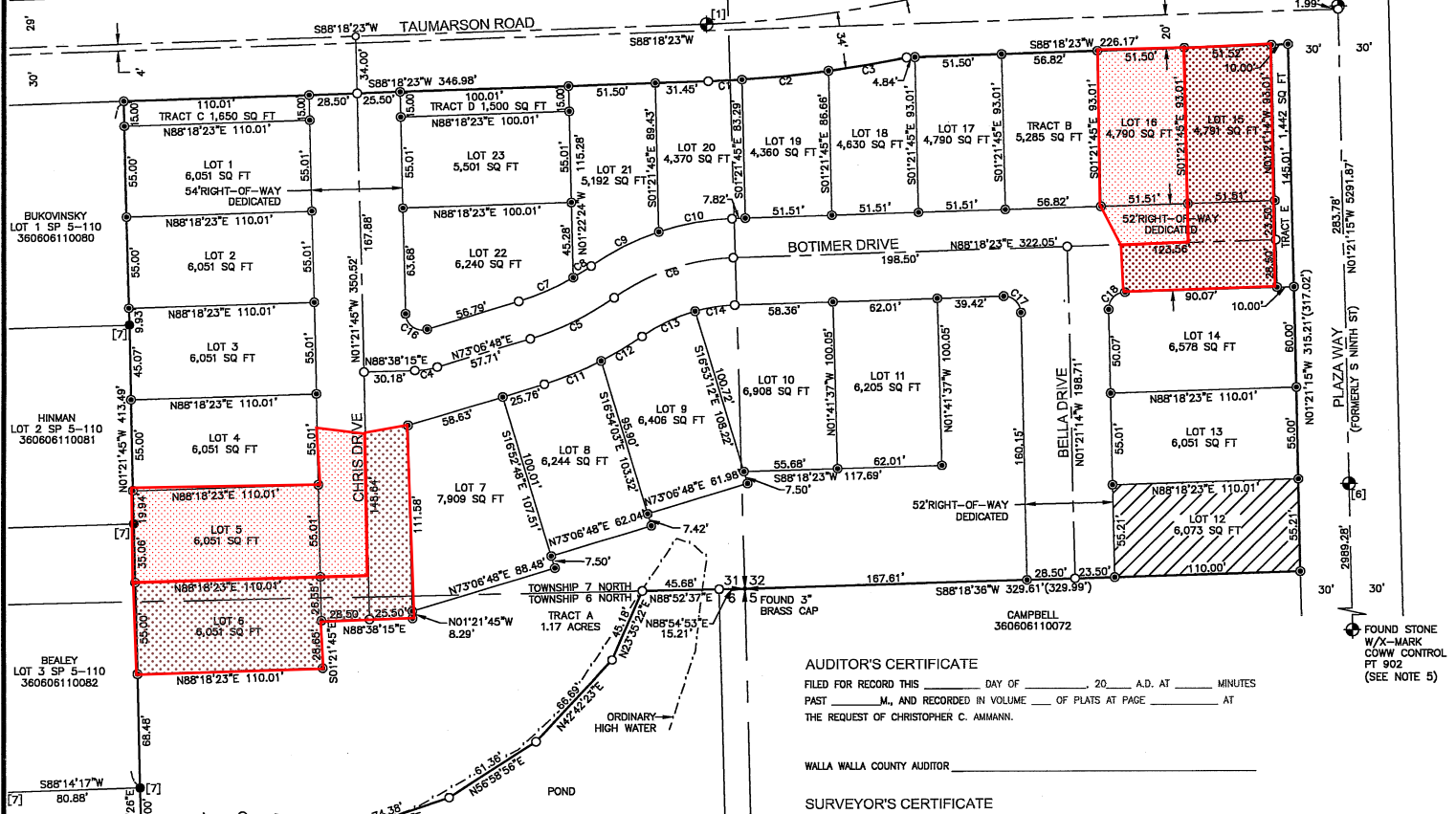
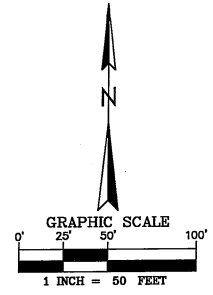
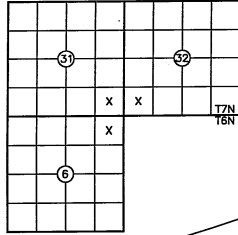


Staff recommend configuration of lots 5, 6, 15 and 16.

THE PONDS

PREPARED FOR
DOUGLAS BOTIMER
PORTION OF THE NE1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 36 EAST,
THE SE1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 36 EAST &
THE SW1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 36 EAST,
WILLAMETTE MERIDIAN, CITY AND COUNTY OF WALLA WALLA, WASHINGTON

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	704.11'	20.06'	1°37'57"	N87°29'24"E	20.06'
C2	704.11'	51.65'	4°12'09"	S84°34'21"W	51.63'
C3	704.12'	47.10'	3°49'58"	S80°33'17"W	47.09'
C4	50.00'	13.95'	1°51'28"	S63°48'52"W	13.51'
C5	171.50'	55.67'	1°35'25"	N71°24'39"E	74.69'
C6	128.50'	75.78'	3°37'27"	N66°16'14"E	35.27'
C7	148.01'	35.35'	1°34'09"	S56°58'17"E	12.69'
C8	148.01'	12.69'	4°54'44"	N63°03'09"E	45.13'
C9	152.01'	45.30'	17°04'27"	S79°56'53"W	44.19'
C10	152.01'	44.35'	16°43'00"	N67°53'33"E	36.40'
C11	200.02'	36.45'	10°26'30"	S58°35'37"W	28.45'
C12	200.02'	28.47'	8°09'23"	N64°33'02"E	34.85'
C13	100.01'	35.03'	20°04'13"	S81°26'45"W	23.89'
C14	100.01'	23.95'	1°34'14"	N73°31'33"E	341.91'
C15	670.12'	345.74'	29°33'39"	N54°07'39"W	15.92'
C16	10.00'	18.42'	105°31'27"	S46°31'26"E	14.18'
C17	10.00'	15.77'	90°20'23"	N43°28'34"E	14.10'
C18	10.00'	15.65'	89°39'37"		



LOT 12 - CONNECTIVITY ACCESS EASEMENT
THE ACCESS EASEMENT ON LOT 12, WILL PROVIDE STREET CONNECTIVITY BETWEEN "BELLA DRIVE" AND PLAZA WAY. THE ACCESS EASEMENT IS INTENDED TO BE TEMPORARY AND REMOVED AT THE TIME THAT "BELLA DRIVE" IS EXTENDED THROUGH THE PROPERTY TO THE SOUTH AND A FUTURE PUBLIC STREET CONNECTION TO PLAZA WAY IS CONSTRUCTED. AS SUCH, IT IS AN EASEMENT GRANTED TO THE CITY OF WALLA WALLA FOR STREET CONNECTIVITY, EXTINGUISHED AT SUCH TIME IT IS APPROPRIATE TO DO SO.

PLAT AREA
TOTAL PLAT AREA: 246,678 SQ FT
RIGHT-OF-WAY DEDICATED: 53,597 SQ FT
TOTAL EASEMENT AREA: 0 SQ FT
TOTAL TRACT AREA: 59,732 SQ FT

STREET ADDRESSES

- LOT 1
- LOT 2
- LOT 3
- LOT 4
- LOT 5
- LOT 6
- LOT 7
- LOT 8
- LOT 9
- LOT 10
- LOT 11
- LOT 12
- LOT 13
- LOT 14
- LOT 15
- LOT 16
- LOT 17
- LOT 18
- LOT 19
- LOT 20
- LOT 21
- LOT 22
- LOT 23

PROPOSED HOUSING TYPE
ALL LOTS ARE SINGLE FAMILY RESIDENTIAL

- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND CORNER AS NOTED
 - CALCULATED POINT, NOT FOUND OR SET
 - ◎ SET 5/8" REBAR & CAP *PERMIT SURVEY PLS 45774*

- MONUMENT NOTES**
- [1] FOUND 3" BRASS CAP *APA 2008 PLS 43411*
 - [2] FOUND 3" BRASS CAP *APA 2008 PLS 43411 47-31.8"
 - [3] FOUND 3" BRASS CAP *APA 2008 PLS 43411 47-37.8"
 - [4] FOUND 3" BRASS CAP *APA 503 2008 PLS 43411*
 - [5] FOUND 3" BRASS CAP *APA 503 2008 PLS 43411*
 - [6] FOUND 3" BRASS CAP *APA 2008 PLS 43411 46+60"
 - [7] FOUND 1.5" ALUMINUM CAP *APA PLS 43411*
 - [8] FOUND 3" BRASS CAP *PLS 43411 70+42.8"

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____, 20____ A.D. AT _____ MINUTES
PAST _____ M., AND RECORDED IN VOLUME _____ OF PLATS AT PAGE _____ AT
THE REQUEST OF CHRISTOPHER C. AMMANN.

SURVEYOR'S CERTIFICATE
I, CHRISTOPHER C. AMMANN, A LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN HEREON.

CHRISTOPHER C. AMMANN DATE _____
CERTIFICATE NO. 45774



PERMIT SURVEYING INC

2245 Robertson Drive Office 509-375-4123
Richland, WA 99354 Fax 509-371-0999

DATE: 11/06/24
SCALE: 1"=50'
DRAWN BY: CCA
APPROVED BY: CCA
PROJECT: 16067
SHEET 1 OF 3