

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:
FARMSTEAD PUD
2. Name of applicant:
BRAD BEAUCHAMP, NORTH 44 GROVE, LLC
3. Address and phone number of applicant and contact person:

4. Date checklist prepared:

8/2/22

5. Agency requesting checklist:

WALLA WALLA COUNTY PLANNING

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

START: WINTER '22 / SPRING '23 THE PROJECT WILL BE CONSTRUCTED IN 9 OR MORE PHASES.

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

NO

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

A GEOTECHNICAL INVESTIGATION WILL BE COMPLETED TO DETERMINE ENGINEERING PROPERTIES OF THE SOILS. NO FURTHER ENVIRONMENTAL STUDIES ARE ANTICIPATED TO BE PREPARED RELATED TO THIS PROPOSAL.

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.

WATER SYSTEM IMPROVEMENTS TO THE GREAT BASIN WATER COMPANY, BURBANK WILL BE NECESSARY TO PROVIDE POTABLE SERVICE TO THIS PROJECT. EXPANSION AND UPGRADES TO THAT SYSTEM WILL REQUIRE DOH APPROVAL.

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

PRELIMINARY AND FINAL PLAT APPROVAL, UTILITY, AND INFRASTRUCTURE PERMITS, BUILDING PERMITS.

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.)

SUBDIVIDE FOUR PARCELS TOTALING 101.8 ACRES INTO 446 SINGLE FAMILY LOTS IN MULTIPLE CONSTRUCTION PHASES. CONSTRUCT WATER, SEWER, IRRIGATION, STORM DRAINAGE SYSTEMS, ROADWAYS, STREET LIGHTING, LANDSCAPING, AND HOMES CONSISTENT WITH SINGLE FAMILY RESIDENTIAL CONSTRUCTION.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

SOUTHWEST OF QUINCY RD AND NORTHEAST OF HANSON LOOP RD. THE PROPERTY IS APPROXIMATELY 700FT SOUTHEAST OF THE INTERSECTION OF QUINCY RD AND HARRISON RD. PARCEL #'s 300812510090; 300812510091; 300812510092; 30081252-0602

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

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

a. General description of the site:

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

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

3%

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.

ONSITE SOILS CONSIST ENTIRELY OF QUINCY COMPLEX, QUINCY FINE SAND AND QUINCY LOAMY FINE SAND. THE SOILS ARE CLASSIFIED AS GROUP A. MOST OF THE SITE HAS BEEN USED AS AGRICULTURAL FARMLAND IRRIGATED BY PIVOT IRRIGATION.

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.

TYPICAL GRADING AND EXCAVATION FOR SUBDIVISION INFRASTRUCTURE. QUANTITIES HAVE NOT YET BE DETERMINED. NO GRADING MATERIAL IS EXPECTED TO BE IMPORTED OR EXPORTED FROM THE PROJECT. CRUSHED AGGREGATE WILL BE IMPORTED FROM LOCAL QUARRY'S FOR INSTALLATION OF UTILITIES AND ROADWAY CONSTRUCTION.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. POTENTIAL EROSION, BOTH WIND BLOWN AND LOCALIZED ON-SITE EROSION IS POSSIBLE.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? APPROXIMATELY 45-50% OF THE SITE WILL BE COVERED WITH ASPHALT, SIDEWALKS, DRIVEWAYS, AND ROOF AREAS WHEN COMPLETE.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: A TEMPORARY EROSION CONTROL PLAN WILL BE PREPARED AND APPROVED BY WALLA WALLA COUNTY. THE PLAN WILL UTILIZE DEPARTMENT OF ECOLOGY BEST MANAGEMENT PRACTICES TO CONTROL DUST AND SEDIMENT TRANSPORT. AFTER CONSTRUCTION COMPLETION, HOMES WILL BE CONSTRUCTED AND LOTS WILL BE LANDSCAPED BY HOMEOWNERS PERMANENTLY

STABILIZING THE SOIL.

2. Air [\[help\]](#)

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

DURING CONSTRUCTION THERE WILL BE EXHAUST EMISSIONS FROM CONSTRUCTION EQUIPMENT AS WELL AS DUST. AFTER PROJECT COMPLETION THERE WILL BE NORMAL AIR EMISSIONS RESULTING FROM A RESIDENTIAL DEVELOPMENT.

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

OCCASIONAL ODORS MAY BE PRESENT FROM OFF SITE CATTLE YARDS AND PAPER PROCESSING FACILITIES. THESE FACILITIES ARE APPROXIMATELY 6 MILES AWAY FROM THE SITE.

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

DUST CONTROL USING WATERING DEVICES. TEMPORARY SEEDING MAY BE USED TO STABILIZE THE SOILS IN THE SHORT TERM. IN THE LONG TERM, THE SITE WILL BE DEVELOPED WITH HOMES AND ASSOCIATED LAWNS AND LANDSCAPING PROVIDING PERMANENT STABILIZATION.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

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

NONE

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

NO

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

NONE

- 4) Will the proposal require surface water withdrawals or diversions? Give 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 Water: [\[help\]](#)

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

NO NEW WELLS WILL BE DIRECTLY CREATED WITH THIS PROJECT. POTABLE WATER WILL BE PROVIDED BY GREAT BASIN WATER COMPANY – BURBANK, WHICH DRAWS ITS WATER FROM SEVERAL WELLS. NO WATER WILL BE DISCHARGED TO GROUNDWATER. THE PROJECT WILL HAVE AN AVERAGE DAILY DEMAND OF APPROXIMATELY 200,000gal PER DAY.

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

NO WASTE MATERIALS WILL BE GENERATED WITH THIS PROJECT, BEYOND SANITARY SEWER. THE PROJECT WILL BE CONNECTED TO A MUNICIPAL SEWER SYSTEM.

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.

STORMWATER RUNOFF FROM ROADWAYS WILL BE COLLECTED, TREATED, AND INFILTRATED INTO THE GROUND. GROUNDWATER IS GREATER THAN 60FT BELOW THE SURFACE OF THE GROUND.

- 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

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

RUNOFF FROM IMPERVIOUS SURFACES WILL BE DESIGNED TO CAPTURE THE 25-YEAR DESIGN RAINFALL EVENT, DETAIN IT, AND INFILTRATE IT INTO THE GROUND OVER TIME. INFILTRATED STORMWATER RUNOFF WILL RECEIVE TREATMENT PRIOR TO INFILTRATION IN ACCORDANCE WITH WALLA WALLA COUNTY AND THE EASTERN WASHINGTON STORMWATER MANAGEMENT MANUAL.

4. **Plants** [\[help\]](#)

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

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

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

SITE WILL BE GRADED OF ALL EXISTING VEGETATION IN PREPARATION OF INFRASTRUCTURE INSTALLATION.

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

NONE KNOWN

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

HOMES WILL BE LANDSCAPED BY PROPERTY OWNERS AND/OR BUILDER

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

NONE KNOWN

5. **Animals** [\[help\]](#)

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

DUCKS, GEESE, HAWK, SQUIRREL, FOX, COYOTE

Examples include:

birds: hawk, heron, eagle, songbirds,
 other:mammals: deer, bear, elk, beaver,
 other:
 fish: bass, salmon, trout, herring, shellfish, other _____

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

NONE KNOWN.

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

THE ENTIRE COLUMBIA BASIN IS PART OF A MIGRATION ROUTE KNOWN AS THE PACIFIC FLYWAY. THIS ROUTE EXTENDS FROM CANADA TO MEXICO AND EXTENDS FROM WESTERN WASHINGTON TO IDAHO.

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

NONE

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

NONE KNOWN

6. Energy and Natural Resources [\[help\]](#)

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

DEMAND WILL BE TYPICAL FOR SINGLE FAMILY RESIDENTIAL- ELECTRICITY IS ANTICIPATED TO BE USED FOR HEATING AND COOLING.

- 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:

PROJECT WILL COMPLY WITH STATE OF WASHINGTON ENERGY CODE REQUIREMENTS.

7. Environmental Health [\[help\]](#)

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

NO

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

NONE KNOWN.

- 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.

TYPICAL EMERGENCY SERVICES, FIRE, POLICE, AMBULANCE

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

NONE

b. Noise

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

TRAFFIC NOISE

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 NOISE. LONG TERM TYPICAL FOR A SUBDIVISION.

3) Proposed measures to reduce or control noise impacts, if any:
COMPLIANCE WITH CODE 9.20 NOISE REGULATIONS.

8. Land and Shoreline Use [\[help\]](#)

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

RESIDENTIAL & FARMING – NO AFFECT.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

SITE HAS BEEN DORMANT FOR 2 SEASONS AND IS CURRENTLY IN A ROW CROP BUT NOT OF COMMERCIAL SIGNIFICANCE.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized 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?

R-96 SUBURBAN RESIDENTIAL

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

SINGLE FAMILY RESIDENTIAL

g. If applicable, what is the current shoreline master program designation of the site?
NOT APPLICABLE

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

NO

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

APPROXIMATELY 1,600 PEOPLE WILL RESIDE IN THE COMPLETED HOMES. ALTHOUGH NO

COMMERCIAL USES ARE PROPOSED, INDIVIDUALS MAY WORK FROM HOME.

j. Approximately how many people would the completed project displace?
NONE

k. Proposed measures to avoid or reduce displacement impacts, if any:
NONE REQUIRED.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
COMPLY WITH ALL WALLA WALLA COUNTY CODES AND APPLICATION PROCESSES.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
NONE.

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

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

446 HOMES WILL BE CONSTRUCTED WITHIN THE FINISHED PLAT. THE HOMES WILL BE CONSIDERED MIDDLE-INCOME RANGE HOUSING.

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

NO HOUSING UNITS WILL BE ELIMINATED

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

COMPLIANCE WITH WALLA WALLA COUNTY CODES AND CONSTRUCTION STANDARDS.

10. Aesthetics [\[help\]](#)

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

THE TALLEST STRUCTURE IS ANTICIPATED TO BE A 2-STORY HOME AT APPROXIMATELY 25-FT. EXTERIOR BUILDING MATERIALS WILL BE COMPRISED OF NATURAL AND MAN-MADE MATERIALS TYPICALLY USED IN MODERN HOME BUILDING.

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

NONE

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

THE DEVELOPER HAS CONTROL OF ALL NEW HOMES BUILT IN THE PROPOSED SUBDIVISION.

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

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

TYPICAL FOR RESIDENTIAL SUBDIVISIONS AFTER DARK.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
NOT ANTICIPATED.

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:

ALL PROJECT LIGHTING PLACED WILL BE DOWNWARD SCREENED

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

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

HOOD PARK ON THE SNAKE RIVER, SACAJAWEA STATE PARK, AND THE COLUMBIA SCHOOL DISTRICT SCHOOL ATHLETIC FIELDS.

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:

THREE PARK AREAS WILL BE CREATED WITH THIS PLAT. THE DEVELOPMENT MAY CREATE BASKETBALL, PICKLEBALL, AND OPEN SPACE FACILITIES. SIDEWALK AND A WALKING PATH WILL ALSO BE INSTALLED WITH THIS PROJECT.

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 yearsold 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.

THERE IS NO INDICATION OF CULTURAL FEATURES OR OCCUPATION PRESENT AT THE SITE. A CULTURAL RESOURCE SURVEY REPORT HAS BEEN COMPLETED AND CONCURRENCE FROM WA STATE DEPARTMENT OF HISTORIC PRESERVATION (DAHP PROJECT #2021-12-08503 2/23/2022) HAS BEEN RECEIVED THAT NO CULTURAL RESOURCES ARE PRESENT.

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.

REVIEW OF DAHP PREDICTIVE MAPPING TOOL AND CULTURAL RESOURCE SITE SURVEY HAS BEEN COMPLETED BY GRAM NORTHWEST.

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.

AN INADVERTENT DISCOVERY PLAN WILL BE IN PLACE DURING CONSTRUCTION TO ADDRESS ANY UNDOCUMENTED ARTIFACT DISCOVERY.

14. **Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

QUINCY RD AND HIGHWAY 12. SUBDIVISION IS PROPOSED TO HAVE TWO MAIN ACCESS STREETS ONTO QUINCY ROAD AND 2 ACCESS POINTS FROM HANSON LOOP. AN ACCESS TO THE NORTHWEST WILL BE MADE AS WELL CONNECTING INTO THE EXISTING PEACH LANE.

- 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?

NOT AT THIS TIME. PUBLIC TRANSIT DISTRICTS MAY CHOOSE TO EXTEND SERVICE TO THE AREA IN THE FUTURE.

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

TOW PARKING SPACES PER NEW HOME WILL BE CREATED IN COMPLIANCE WITH CODE 17.20. NO SPACES WILL BE ELIMINATED.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

YES, IN ADDITION TO NEW PUBLIC ROADWAYS WITHIN THE PROJECT SERVING INDIVIDUAL HOMES, CAPACITY IMPROVEMENTS WILL BE NECESSARY. A TRAFFIC IMPACT ANALYSIS HAS BEEN COMPLETED BY PBS ENGINEERING. THIS ANALYSIS INCLUDES A SENSITIVITY ANALYSIS OF HOW MANY HOMES CAN BE COMPLETED BEFORE EACH MITIGATION ITEM IS REQUIRED. ANTICIPATED IMPROVEMENTS WILL EVENTUALLY INCLUDE:

- 1) IMPROVEMENTS TO THE WESTBOUND ON-RAMP OF HWY 12 AT HWY 124 (WSDOT FACILITY)
- 2) IMPROVEMENTS TO THE ROUNDABOUT AT GATEWAY DR AND 5TH STREET (WSDOT FACILITY)
- 3) IMPROVEMENTS TO THE INTERSECTION OF 5TH STREET AND JANTZ ROAD (COUNTY / PORT OF WALLA WALLA FACILITIES).
- 4) PEDESTRIAN SAFETY IMPROVEMENTS TO THE INTERSECTION OF JANTZ ROAD AND HUMORIST (COUNTY FACILITY)
- 5) IMPROVEMENTS TO THE NORTHEAST TO SOUTHEAST RIGHT TURN FROM HANSON LOOP TO EASTBOUND HWY 12 (COUNTY / WSDOT FACILITIES).

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

NO

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

AT 9.51 TRIP-ENDS PER HOME, THE SUBDIVISION WILL GENERATE APPROXIMATELY 4,400 NEW DAILY TRIP ENDS. THE PEAK VOLUME HOURS WILL OCCUR IN THE 6-8AM AND 4-6PM. VALUES ARE FROM THE 10th EDITION OF THE ITE TRIP GENERATION MANUAL.

- g. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

NO

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

A TRAFFIC IMPACT STUDY HAS BEEN COMPLETED THAT IDENTIFIES AREAS WITHIN THE SURROUNDING TRANSPORTATION SYSTEM THAT WILL REQUIRE IMPROVEMENTS TO MEET ACCEPTABLE LEVELS OF SERVICE. THIS PROJECT, TOGETHER WITH OTHER PARTIES, WILL ENSURE THESE IMPROVEMENTS ARE ADDRESSED.

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

YES, TYPICAL INCREASE IN SERVICES FOR A 446 UNIT SUBDIVISION

b. Proposed measures to reduce or control direct impacts on public services, if any. THE PROJECT WILL CREATE A TAXABLE VALUE OF APPROXIMATELY \$154 MILLION DOLLARS. TAX REVENUES ON THE NEW HOMES WILL FUND STAFFING AND CAPITOL EXPENDITURES BY LOCAL POLICE, FIRE, AND SCHOOL DISTRICTS THAT WILL OFFSET THE IMPACTS OF THE NEW HOMES.

16. Utilities [\[help\]](#)

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

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

THE PROJECT WILL CONSTRUCT NEW WATER LINES THAT WILL CONNECT TO THE GREAT BASIN WATER COMPANY AND SEWER LINES THAT CONNECT TO THE PORT OF WALLA WALLA. ELECTRICAL – COLUMBIA REA OR PACIFIC POWER. IRRIGATION WILL BE PROVIDED BY – SOUTH COLUMBIA BASIN IRRIGATION DISTRICT WITH PRIVATE ONSITE PRESSURIZED DISTRIBUTION.

C. Signature [\[HELP\]](#)

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

Signature: Brad Beauchamp

Name of signee Brad Beauchamp

Position and Agency/Organization NORTH 44 GROVE, LLC

Date Submitted: 8/22/2022