Community Development Department
Director: Lauren Prentice
310 W. Poplar, Suite 200 | Walla Walla, WA 99362
commdev@co.walla-walla.wa.us | 509-524-2610
Submit to: planning@co.walla-walla.wa.us
https://www.co.walla-walla.wa.us/residents/community_development/index.php

WALLA WALLA COUNTY
HEARING EXAMINER

AGENDA

Thursday, October 20, 2022
1:30 PM

Meeting Location: 310 W Poplar St, 2nd Floor Conference Room #211, Walla Walla, WA

Virtual Alternative: Cisco Webex: https://wwco.webex.com/meet/CDD
Call in: 1-408-418-9388 | Meeting Number/Access Code: 969 633 053

1. **CUP22-003/CAP22-006/ Conditional Use Permit and Critical Areas Permit Yellowhawk Resort Guest Units North Parcel** - Yellowhawk Resort LLC proposes a Type II Bed and Breakfast consisting of 10 detached guest units and an owner/caretaker dwelling on Adjusted Lot 1 of BLA22-002/2853 OLD MILTON HWY (APN 3350611110004), in the Rural Residential 5 zoning district.

2. **CUP22-004/CAP22-004, Yellowhawk Resort Guest Units SouthParcel Conditional Use Permit and Critical Areas Permit** - Yellowhawk Resort LLC proposes a Project description: Applicant proposes a Type II Bed and Breakfast consisting of 10 detached guest units on Adjusted Lot 3 of BLA22-002/2901 OLD MILTON HWY (350611120008) in the Rural Residential 5 zoning district. The existing dwelling will serve as the owner/caretaker dwelling.

Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

To:	Walla Walla County Hearing Examiner
From:	Jennifer Ballard, Senior Planner
Date Prepared:	October 13, 2022
Hearing Date:	October 20, 202
RE:	**Agenda Item #1** – File Number CUP22-003/CAP22-006 - Conditional Use Permit for a Type II Bed and Breakfast on Old Milton Highway.

General Information

Project:	Yellowhawk Resort Guest Units North Parcel
Proposed Use:	Type II Bed & Breakfast
Applicant:	Yellowhawk Resort WW LLC Attn: Scott Clark
Property Owner(s):	Yellowhawk Resort WW LLC
Assessor's parcel #:	APN 350611110004
Location:	2853 Old Milton Highway, Walla Walla
Zoning:	Rural Residential 5 (RR-5)

Background and Summary of Proposal

The Applicant submitted a conditional use permit application, CUP22-003 (Exhibit 2) and critical areas permit application, CAP22-006 (Exhibit 18), to construct Yellowhawk Resort Guest Units North, a Type II Bed and Breakfast consisting of 10 detached guest units and an owner/operator dwelling on Adjusted Lot 1 of BLA22-002. It is not known the extent to which this proposed B&B (North) would share amenities with the proposed Yellowhawk Resort Guest Units South, a Type II Bed and Breakfast, consisting of 10 detached guest units and an owner/operator living in the existing dwelling, on Adjusted Lot 3 of BLA22-002.

The site does contain a Type II Winery with food service. As described by the application, the owners refer to the winery facility as a resort. A 'resort' is not a land use classification in the County Code. Any lodging provided at the existing facility is understood to be short-term rentals of existing residential buildings and has not been permitted by the County, as the County currently does not regulate short term rentals other than not allowing an ADU to be rented if the property owners do not reside in the primary dwelling. Food service at the winery may not be a restaurant and is limited by standards in WWCC Chapter 17.22. The County has previously permit, by conditional use permits, side-by-side B&B operations under common ownership on separate parcels like is proposed here. Each Yellowhawk B&B must individually/separately meet the standards of the zoning code, which is why a separate CUP is under review for the North parcel.

The applicant has applied for an amendment (ZCA21-001) to the County's development regulations to make Type III Wineries, which may have lodging, a conditional use in the Rural Residential 5 (RR-5) zoning district. This is a separate process; the Board of County Commissioners (BOCC) have not made a final decision on these amendments, although the Planning Commission has recommended denial.

This application was submitted on February 1, 2022, and determined to be complete on March 2, 2022. The applicant has also submitted a building permit application for residential cottages (SCRN22-0207), which is considered incomplete.

Recommendation

Staff recommends that the Hearing Examiner approve the Conditional Use Permit with the recommended conditions listed on Pages 7-8.

Natural Environment and Critical Areas

A summary of the natural environment on the site and in the general vicinity is included in the SEPA Environmental Checklist (SEPA22-004, Exhibit 3) and Staff SEPA Evaluation Report (Exhibit 4).

Topography: The property contains both flat areas and steep slopes (up to 70%). The adjacent ~600 feet, approximately south of Yellowhawk Creek is flat/gently sloping. There are steep slopes around the farm pond and up to the plateau where the guest and owner/operator units are proposed. Staff does not have records of the existing condition of the property prior development in the 1990s and does not know what slopes are natural and which are manmade. A Geotechnical Report (Exhibit 5) was submitted with Critical Areas permit application CAP22-006.

Surface Water: A manmade pond exists in the northeast of the subject property and Yellowhawk Creek forms a portion of the northern boundary of the property. No development is proposed within 600 feet of Yellowhawk Creek.

Critical Areas: The following mapped Critical Areas are on the subject property: Critical Aquifer Recharge Areas (CARA)(Walla Walla Shallow Gravel Aquifer, Areas of Moderate and Areas of High Recharge Vulnerability), Geologically Hazardous Areas (Seismic Hazard Areas: Moderate to High and High Liquefaction Susceptibility; Erosion Hazard Areas: Steep Slopes), Frequently Flooded Areas (Flood Zones AE and Floodway). Yellowhawk Creek is a critical area, but as it is also a shoreline of statewide significance regulated by the County's Shoreline Master Program with a shoreline environment designation of Rural Residential.

The proposed construction is not within the CARA area of high recharge vulnerability, frequently flooded areas, seismic hazard areas or within the jurisdictional shoreline.
The proposed cabins will be located in the CARA area of moderate recharge vulnerability and in the 50-foot buffer from steep slopes. No additional information is required to address CARA impacts as those impacts are similar to exempt residential uses.

Staff has repeatedly asked the applicant to provide a plan with the 50-foot steep slope buffer delineated but the applicant has repeatedly declined to provide one. Though it does appear that septic systems and guest units are outside of the steep slope buffer, please note that no septic system may be located within slopes greater than 15% or their associated buffer per Walla Walla County Code (WWCC) 18.08.560.A.8.

A Geotechnical Engineering Report was prepared by PBS Engineering and Environmental Inc (PBS) and outlines the construction requirements of any temporary or permanent slopes and general soil/slope stability on the site.

Transportation and Land Use

Road Access & Circulation: Existing access to the subject property is via a paved loop driveway providing property access Old Milton Highway. No access to State Highway 125 has been requested for the Bed and Breakfast Type II. The existing State Hwy 125 access is solely for farm use. No access permit is required per Walla Walla County Public Works.

Neighborhood and Project Area Characteristics: The property is approximately 56.42 acres on the east side of Old Milton Highway and west of State Highway 125. Land uses in the vicinity are generally rural in character, with residential and agricultural/commercial uses.

Parking: The site plan shows 22 parking spaces, including two ADA accessible spaces, will be provided. Per WWCC 17.20.060, when a property or building contains a mix of uses, the total parking requirements for the various uses shall be computed separately. Per WWCC 17.20.100, single family residential uses require two off-street parking spaces per dwelling unit, and WWCC 17.08.074 requires one off-street parking space per guest room.

Per WWCC 17.20.110, the final parking plan shall be reviewed by the County (administratively) at the time of review of the building permit application.

Traffic Generation: The applicant provided trip generation memo on September 9, 2022 (Exhibit 7) showing in Red the total trip generated using the Institute of Transportation Engineers Land Use Code 311, All Suites Hotel. The total number of trips generated by both CUP22-003 and CUP22-004 is 107. The Public Works Department has reviewed the application and Traffic Impact Analysis and did not raise concerns about estimated traffic generation.

Utilities

Stormwater: A stormwater management plan has not been submitted. The Public Works Department will complete a stormwater review for the proposal and planning staff will review point discharges for compliance with Critical Areas regulations per WWCC 18.08.560.A.6 at the time of building permit review.

Wastewater Disposal: The project will be served by a new on-site sewage disposal systems.

Potable Water: The site is proposed to be served by a Group A water system (regulated by Washington State Department of Health). The property has a ground water right of 80 gallons per minute, 60 acre-feet per year (Exhibit 13).

SEPA Environmental Review/Agency Review

The County used the optional threshold determination process under the State Environmental Policy Act (SEPA) authorized by WAC 197-11-355 and issued a combined Notice of Application /ODNS for the conditional use permit on March 13, 2022 (Exhibit 15). The comment period on the NOA/ODNS ended on May 27, 2022. The NOA ODNS was distributed to the following agencies for review and comment:

- Confederated Tribes of Umatilla Indian Reservation (CTUIR)
- Walla Walla Valley Metropolitan Planning Organization (WWVMPO)
- Walla Walla County
  - Public Works Department (PWD)
  - Health Department, Environmental Health Division (WWCDCH Environmental

Health)
    - Building Official/Fire Marshal
    - GIS Department (911 Addressing Authority)
    - Fire District 4
    - Sherriff
- Washington State
    - Department of Archeology & Historic Preservation (DAHP)
    - Department of Ecology (Ecology)
    - Department of Fish & Wildlife
    - Department of Natural Resources
    - Department of Transportation (WSDOT)

Agency Comments:
Written comment letters from Ecology (Exhibit 8), WSDOT (Exhibit 9), DAHP (Exhibit 10), Walla Walla County Building Official/Fire Marshal (Exhibit 17), and Walla Walla County Public Works Department (Exhibit 11) were submitted during the NOA ODNS comment period. The Walla Walla County Watermaster from the Department of Ecology provided comments (Exhibit 12) after the NOA ODNS comment period was closed.

The Department of Ecology letter provided standard (template) comments, none of which need to be addressed prior to conditional use permit issuance.

WSDOT Comments Summary:
- According to WSDOT records, Lot 1 has the right to an existing Type B at milepost 1.21 left and is restricted solely to the normal use and operation of a farm.
- Any proposed lighting should be direct down towards the site and away from SR 125.
- Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria.

DAHP Comments Summary
- The statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area due, in part, to the proximity of the proposed project area to the confluence of Yellowhawk Creek and the Walla Walla River, resources that may have been important to both Native Americans and settlers.
- 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.
- We recommend a professional archaeological survey of the project area be conducted and a report meeting DAHP's Standards for Cultural Resource Reporting produced prior to ground disturbing activities.

Walla Walla County Watermaster (Department of Ecology) Summary
- Domestic water right for 80 gallons per minute
- With the correct system the water right is sufficient for the proposed development

County Building Official/Fire Marshall Comments Summary

- The occupancy type is an R-1 for transient housing per 2018 IBC Section 310. The IBC is a performance-based code and requires the construction documents to be submitted by a registered design professional.
- Fire sprinklers are required per IBC 903.8 unless all 7 exceptions are met.
- Plans and construction documents must meet the local design criteria.
- The access road to the guest units is required to meet the requirements of Appendix D in the 2018 IFC.
- The fireflow requirements will be per Appendix B and the distribution of the hydrants will be per Appendix C. Onsite water is required.

WWCDCH Environmental Health Comments Summary

- Site evaluation of the property needed to determine on-site sewage requirements
- Test holes will be required in the proposed drain field areas
- A Group A Water System is required; permitted by the Washington State Department of Health Office of Drinking Water
- The pool will need to be permitted by County Environmental Health through the plan review process with the Washington State Department of Health Water Recreation Program.
- Contact Environmental Health re: food service for Bed & Breakfast guests

Public Works Comments Summary

- All Stormwater must be retained & infiltrated on site
- If construction activities disturb more than 1 acre of ground submit a Stormwater Site Plan and obtain coverage under Ecology's Construction Stormwater General Permit.
- Traffic Impact Analysis: no further analysis is warranted.

The following County representatives reviewed the materials and recommended approval in the County's electronic permitting system Addressing Authority, and Access.

Final SEPA Threshold Determination:
On October 5, 2022, a Final SEPA Mitigated Determination of Non-Significance (MDNS) was issued by the Director of the Walla Walla County and SEPA Responsible Official (Exhibit 14). A Cultural Resources Survey will be required prior to any ground disturbing activities. No appeals of the SEPA determination have been filed as of the date this report was written.

Public Hearing Notice
The Walla Walla County Community Development Department issued a Notice of Public Hearing on October 7th, 2022, (Exhibit 16). This notice was published in the Walla Walla Union Bulletin on October 9, 2022, and on the Walla Walla County website on October 7, 2022. The notice was also mailed to property owners within 500 feet of the site on October 7, 2022.

Public Comments
Public comment from Sue Bicknell of 2904 Old Milton Highway submitted comments on October 7, 2022 (Exhibit 19). She supports the project but believes that if the project is built the speed limit on Old Milton Highway should be lowered.

Comprehensive Plan
Pursuant to WWCC 17.40.020.E, all proposed conditional use permits for sites located in the County shall be reviewed to ensure compatibility with the Walla Walla County Comprehensive

Plan. RR-5 is considered 'Rural' land. Below is a selection of applicable Comprehensive Plan statements, goals and policies from Chapter 6, the Rural and Resource Lands Element.

Staff has reviewed the Comprehensive Plan and is of the opinion that the following goals/policies are applicable to the project.

Policy 10.11 A certain level of mixed uses in rural areas and rural service centers is acceptable and may include limited commercial, service, and industrial uses.

Goal RL 1 In rural areas consider both human uses and the natural environment by encouraging rural development that maintains the rural character of the land and supports natural resource-based economic activities, fish and wildlife habitats, rural lifestyles, outdoor recreation, and other open space.
Policy RL-1 Give preference to land uses in rural areas that are related to agriculture, mining, rural residential development, tourism, outdoor recreation, and other open space activities.

Goal RL 5 Provide opportunities to strengthen the economic well being of rural areas through home-based occupations; home-based and small resource-based industry; commercial and public facilities designed to serve the communities in which they are located; and traveler and tourist attractions provided that they are rural in character and can be supported by rural-level services.

Staff Conclusion: Staff finds the proposed Bed and Breakfast is an appropriate use within the RR-5 zone, consistent with the goals and policies of the Comprehensive Plan.

Applicable Statutes/Codes
Chapter 17.12 - Establishment of Districts
The subject site is in the RR-5 zoning district; below is WWCC 17.12.040(H) which establishes the purpose of the district:

Rural Residential. *The purpose of this district is to provide a transition or a buffer between existing rural developments and areas of higher densities and higher or lower densities in the Burbank Rural Activity Center. Land in this district typically is too far from an urban area to enable cost-effective provision of public services at this time. Typical uses include small-scale farms, dispersed single-family homes, recreation, and other uses that do not require urban services. Within the Burbank Rural Activity Center limited recreational and community-oriented cultural uses are allowed.*

17.08.074 - Bed and breakfast guesthouse.
"Bed and breakfast guesthouse" means an establishment located in a primary dwelling unit or accessory building providing overnight accommodations and food services to transients for compensation or utilized by the owner or operator as short-term lodging for travelers and

transient guests. A bed and breakfast guesthouse establishment is subject to the following conditions:

A. Number of Guest Rooms. A bed and breakfast guesthouse establishment shall not have more than ten guest rooms; travelers or transient guests may not stay longer than thirty consecutive days;

B. Occupancy. Property owner or operator occupied;

C. Parking. One off-street parking space must be provided for each guest room in addition to any other parking requirements;

D. Food Service. Except in the case of Type III bed and breakfasts, only limited food service as permitted under Washington Administrative Code (WAC) Chapter 246-215, Food Service, may be provided. Food service is limited to overnight guests, or, in the case of Type III bed and breakfast guesthouses, 50 guests at a time;

E. Signs. Signs associated with this use shall be limited to four square feet in size, except bed and breakfast establishments in a zone which allows signs larger than four square feet may have a larger sign, provided it is in compliance with the size standards for that district. Signs shall meet all setback requirements for the zone in which the bed and breakfast establishment is located.

17.08.074B - Bed and breakfast guesthouse type II.
"Bed and breakfast guesthouse type II" means a bed and breakfast guesthouse located in or utilizing one or more accessory building(s).

Staff Conclusion:

Chapter 17.16 - Permitted Uses
Per WWCC 17.16.014, 'Bed & Breakfast Type II' is classified as a conditional use in the RR-5 zoning district.

Chapter 17.40, Conditional Uses
Section 17.40.020 states that a conditional use permit shall be approved, approved with conditions, or denied based on the following criteria.

A. *That the use will not endanger the public health or safety;*
Conclusion: The proposal will have to meet all applicable health, access, stormwater, building, and fire codes. The Walla Walla County Public Works and Environmental Health Departments and the Fire Marshal/Building Official have reviewed the project and noted specific requirements that must be met for building permit approval.

B. *That the use will not generate significant nuisance conditions such as noise, dust, glare, vibration;*
Conclusion: Staff concludes that the project will not generate significant nuisance conditions. Conditions are not expected to be significant or different than other uses in the Old Milton Highway corridor, which includes rural residences, a large multi-family apartment complex, and agricultural uses. Operations will be subject to compliance with Chapter 9.20, the County's noise ordinance. A recommended condition of approval would require outdoor lighting is down-shielded to prevent spillage onto adjacent properties, Old Milton Highway, State Route 125 and the night sky. It is unlikely that the completed project will generate significant amounts of dust or glare.

C. *That the use meets all required conditions and standards set forth in the district where it proposes to locate;*
Conclusion: A Conditional Use Permit (CUP) is required in the RR-5 zone for all Bed & Breakfast Type IIs per WWCC 17.16.014. The proposed configuration shown in the submitted development plans is consistent with applicable development standards including setbacks and building height limits.

D. *That the location and character of the use is compatible and consistent with the character of the area in which it is to be located;*
Conclusion: The proposed use is within an area marked by rural residential properties, and rural commercial/tourism-oriented, and agricultural uses. The location and character of the use is compatible and consistent with the character of the area.

E. *That the use is in conformance with the Comprehensive Plan; and*
Conclusion: Staff concludes that the use is in conformance with the Comprehensive Plan. As described above, the proposal is consistent with Goals RL 1 and RL 5 in addition to Policies RL-1 and 10.11 of the Comprehensive Plan.

F. *That the use will be supported by adequate public facilities or services.*
Conclusion: The review of this proposal by all agencies potentially affected and lack of comments received by Staff has indicated that the proposed use will not require additional public facilities or services.

Recommended Conditions of Approval

1. Pursuant to WWCC 17.40.025, the action for which the conditional use permit is required shall begin within one year of approval unless extended for up to one year by the Director. Failure to begin such action within the time limits specified shall void approval of the conditional use.
2. Before construction, the applicant must first obtain any/other associated permit(s) or approvals required by the County or any other governmental agency or regulatory authority with jurisdiction over a particular aspect of the project. Any conditions of approval or requirements imposed as part of such permits or approvals shall be are hereby incorporated as Conditions of Approval for this permit.
3. Pursuant to WWCC 14.13.110, at any time during the life of the permit, the Community Development Department Director may ask the Hearing Examiner to revoke the permit if the project is not in compliance with any of the conditions of approval and/or required permits.
4. Future changes in operations, plans, or additions will require an amendment, approved by the County's Hearing Examiner, to the conditional use permit pursuant to Walla Walla County Code Section 14.03.050.
5. Bed and Breakfasts shall comply with WWCC 17.08.74 – Bed and breakfast guesthouse.
6. The Applicant and all successors shall comply with WWCC 17.20, Parking Requirements. No parking is allowed off-site or on a County right-of-way.
7. No access relating to the Bed and Breakfast Type II is permitted from State Route 125.
8. Exterior lighting shall be directed and shielded in a manner which minimizes its visibility at the site's boundaries. Exterior lighting shall not be used in such a manner that it produces glare on public streets and neighboring residential properties.

9. The applicant must comply with all requirements of WWCC 18.08, Critical Area Protection, for any portion of the project within a critical area or a critical area buffer. New or updated Critical Areas Reports may be required.

Exhibits

1. Staff Report dated 10/10/2022
2. Conditional Use Permit application (CUP22-003) and Exhibit A dated 1/26/2022
3. SEPA Checklist (SEPA22-004) dated 1/14/2022
4. SEPA Checklist Staff Evaluation Report dated 9/19/2022
5. Geotechnical Report by PBS Engineering dated 1/17/2022
6. Site Plan submitted 7/5/2022 and Plans submitted for SCRN22-0207
7. Trip Generation Letter/Tier 1 Traffic Impact Analysis dated 7/1/2022
8. Comments from the Department of Ecology dated 3/24/2022
9. Comments from WSDOT 3/22/2022
10. Comments from DAHP dated 3/23/2022
11. Comments from Walla Walla County Public Works dated 3/29/2022 (Stormwater) and 9/21/2022 (Traffic)
12. Email from Department of Ecology Watermaster dated 4/14/2022
13. Ground Water Certificate 2982-A
14. SEPA Determination of Mitigated Non-Significance dated 10/5/2022
15. Notice of Application ODNS and Certificate
16. Notice of Public Hearing and Certificate
17. Comments from County Building Official/Fire Marshal
18. Critical Areas Application, CAP22-006
19. Public Comment from Susan Bicknell dated 10/7/2022

Exhibit 2

WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
310 W Poplar St., Suite 200
Walla Walla, WA 99362
509-524-2610
Submit all documents to: permits@co.walla-walla.wa.us

CONDITIONAL USE PERMIT APPLICATION

This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 14.07 WWCC. *Review WWCC Chapter 17.40 prior to submitting application.*

Applicant Information

Name: Yellowhawk Resort WW, LLC

Mailing address: 2901 Old Milton Hwy

City: Walla Walla State: WA Zip: 99362

Phone: 509.522.0220 Email: Scott@clarkdevllc.com

Name, address, and telephone number of applicant's representative, if any:
ATTN: Scott Clark

Property Owner Information (if different than applicant)

Name: (same)

Mailing address:

City: State: Zip:

Phone: Email:

Names, addresses, and telephone numbers of additional owners (each owner must be listed)

Property Information

Site address or general location of property: 2901 Old Milton Hwy, Walla Walla, WA 99362

Parcel number(s): 350611110004 (parcel 350611120008 under separate application)

Zoning: RR-5

Present use of property: The site is currently a resort with vineyards.

Description of Proposed Project: Under a separate application, the property owner is requesting approval of a Boundary Line Adjustment (BLA) of the two existing parcels. The applicant is proposing to construct a Type 2 Bed & Breakfast facility on each reconfigured parcel. Ten guest units are being proposed for each parcel. The existing structure will be the primary managers residence for the southern parcel and a new primary managers residence will be constructed for the northern parcel.

The following *must* be submitted with this completed form for the application to be complete:

- ☒ Reference WW County Code at https://library.municode.com/wa/walla_walla_county/codes Chapter 3.08 for current fees due payable via cash, check, debit or credit card.
- ☒ A completed SEPA Environmental Checklist. See Attached
- ☒ Legal description of the property. See Attached ALTA Survey & BLA Exhibit
- ☒ A site plan that accurately describes the dimensions of the property, location of all existing and proposed buildings and their setbacks, adjoining roads and easements, access to the property and driveways, parking areas, fencing, unique topographical features or conditions and other information that will illustrate your proposal. If the site plan is larger than 11" x 17" it will be submitted electronically by cd, email or flash drive. See Attached Site Plan, ALTA Survey, and BLA Exhibit
- ☒ A written statement, labeled as Exhibit A, that generally describes the proposal and addresses how it meets the following conditional use criteria identified in WWCC 17.40.020: See Attached Exhibit 'A'
  - A. That the use will not endanger the public health or safety; and
  - B. That the use will not generate significant nuisance conditions such as noise, dust, glare, vibration; and
  - C. That the use meets all required conditions and standards set forth in the district where it proposes to locate; and
  - D. That the location and character of the use is compatible and consistent with the character of the area in which it is to be located; and
  - E. That the use is in conformance with the comprehensive plan; and
  - F. That the use will be supported by adequate public facilities or services.
- ☐ Supplemental Application/Checklist (for Winery CUP only). Not Applicable

And one of the following payments, depending on the type of review required (see WWCC 14.09.025 and 17.16.014)

- ☒ Reference WW County Code at https://library.municode.com/wa/walla_walla_county/codes Chapter 3.08 for current fees due payable via cash, check, debit or credit card.

The signature of each applicant or the applicant's representative, and <u>each</u> property owner if different than the applicant(s), is required per 14.07.025 WWCC.

(We) (I) certify that the information furnished within this application, including all submittals and attachments, is true and correct to the best of (my) (our) knowledge, and understand that additional conditions may be placed on the permit if it is approved.

(We) (I) acknowledge that per WWCC Section 3.08.065: Publication costs for legal notices shall be borne by the applicant in addition to other costs and fees which apply. Failure to pay publication costs may result in a suspension of application processing.

Applicant Signature: _____ Date: 1/26/22

Property Owner Signature: Same Date: _____

Additional Applicant(s) / Representative _____ Date: _____

Additional Property Owner(s) _____ Date: _____

"EXHIBIT A"

CONDITIONAL USE PERMIT APPLICATION

This narrative describes how the project meets the conditional use approval criteria identified in WWCC 17.40.020:

A. That the use will not endanger the public health or safety:

Response: *The proposed use is a Type II bed & breakfast in Walla Walla County. The project site is in Walla Walla County Fire District #4. The development will be residential. The project does not contain uses that would endanger public health or safety.*

B. That the use will not generate significant nuisance conditions such as noise, dust, glare, vibration:

Response: *The proposal is residential. As such, no excessive noise is anticipated. Once the project is completed, no dust or emissions, except for motor vehicles, home heating, etc., will be created.*

Any glare would be from on-site lighting. Lighting will be intimate shielded or downlighting for guest unit porches and path lighting. As a residential use, no significant vibrations will be generated.

C. That the use meets all required conditions and standards set forth in the district where it proposes to locate:

Response: *The site is zoned RR-5. Per 17.16.014 - Permitted uses table, Bed & Breakfast Type II uses are allowed by conditional use permit. The project will be designed and constructed to meet any conditions required by the conditional use permit approval and the standards of the zoning code and building code.*

D. That the location and character of the use is compatible and consistent with the character of the area in which it is to be located:

Response: *The project is located within an active vineyard. The surrounding uses include agriculture and large lot residential. The proposed improvements will blend in with the surrounding vineyards and rural uses. This will provide an aesthetically pleasing design that will not impact the character of the surrounding area.*

E. That the use is in conformance with the comprehensive plan:

Response: *The Walla Walla County Comprehensive Plan designates this site development of a Type 2 Bed & Breakfast as appropriate for Rural Residential 5 development.*

F. That the use will be supported by adequate public facilities or services:

Response: *Domestic water will be provided by on-site wells, sanitary sewer will be processed with onsite drain fields, and electricity will continue to be provided as currently exists at the site. The area is adequately served by the County's Fire Department and Emergency Services. The current roadway infrastructure is adequate for the anticipated traffic volumes.*

Exhibit 3

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:

Yellowhawk Resort Guest Units

2. Name of applicant:

Yellowhawk Resort WW, LLC, ATTN: Scott Clark

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

Yellowhawk Resort WW, LLC, ATTN: Scott Clark
2901 Old Milton Hwy
Walla Walla, WA.
Phone: 509.522.0220
Email Scott@clarkdevllc.com

4. Date checklist prepared:

January 14, 2022

5. Agency requesting checklist:

Walla Walla County Community Development Department

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

Construction is anticipated to begin in the summer of 2022.

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

There are no future plans connected to this proposal.

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

Geotechnical field work has been completed for analysis of the site. A Geotechnical Report was completed by PBS Engineering and Environmental, dated January 14, 2022.

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.

There are no known pending approvals of other proposals affecting this property.

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

Conditional Use Permit, Building Permits, Critical Areas Permit, Construction Stormwater General Permit.

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

The project consists of adjusting two existing parcels to accommodate two Type 2 Bed & Breakfast facilities with ten guest units and one primary unit per lot.

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.

2901 Old Milton Hwy, Walla Walla, Washington 99362
Parcel Numbers: 350611120008 & 350611110004.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

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

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

The soils information provided on the USDA Natural Resources Conservation Service Web Soil Survey, indicates the maximum natural slope is within the EfE - Ellisforde silt loam area of the site. The slope for this soil classification ranges from 30% to 45% slope. However, the existing site survey indicates the steepest slope on the site is approximately 70%.

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.

Based on the USDA, , the following soil types are found on the site:

EfA - Ellisfode silt loam. 0 to 3% slopes; EfE - Ellisforde silt loam, 30 to 45% slope; OnA – Onyx silt loam, 0 to 3% Slope; PmA - Pedigo silt loam, 0 to 3% slope; Rw - Riverwash; YmA – Yakima silt loam, 0 to 3% slope.

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

There are no surface indications of unstable soils. There is no known history of unstable slopes on the site.

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.

Mass grading is not proposed for the site improvements. Grading will be required for the building foundations, drives, and walks. If necessary, fill material will be provided from a suitable source as provided by in the geotechnical report recommendations.

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

Yes. However, the project will adhere to all applicable provisions of the Department of Ecology 2019 Stormwater Management Manual for Eastern Washington as required by Walla Walla County Code Title 11.

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

The existing project site contains less than 5% impervious area. The proposed project will add building roofs and roadways. The percentage of the site covered by impervious surfaces after project completion will be approximately 7%.

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

The project will adhere to all applicable provisions of the Department of Ecology 2019 Stormwater Management Manual for Eastern Washington as required by Walla Walla County Code Title 11. Ecology approved Temporary Erosion and Sediment Control (TESC) Best Management Practices (BMPs) will be utilized to protect site soils from erosion.

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.

Emissions would include dust and emissions from construction vehicles and equipment.

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

There are no known off-site emissions or odors which would affect the proposal.

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

Watering to prevent dust and keeping all equipment and construction vehicles in good repair.

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.

Yellowhawk Creek is located near the northwest boundary of the site and flows into the Walla Walla River. The Walla Walla River flows along the southwest boundary of the site. There is an existing pond in the northeast portion of the site.

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 work will occur within 200 feet of Yellowhawk Creek or the Walla Walla River.

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.

Not applicable. No fill or removal of material from any surface water or wetland is proposed.

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

No surface water withdrawals or diversions are proposed.

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

The site adjoins Yellowhawk Creek and the Walla Walla River. There are floodplains associated with each of these. Development is not proposed within the floodplain.

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 waste materials will be discharged into surface waters.

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.

There are two existing wells on-site. The proposed improvements will require installation and permitting of a Group A Water System. The approximate quantities will be calculated using the Department of Health Group A Water System Guidelines.

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.

The site uses a septic drain field system for domestic sewage disposal. The drain field is located west of the current development. Additional septic drain field systems will be installed to provide sewage disposal for each Bed and Breakfast unit.

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.

Runoff will be from stormwater. Stormwater will be collected on site and directed to infiltration systems in compliance with Department of Ecology 2019 Stormwater Management Manual for Eastern Washington as required by Walla Walla County Code Title 11.

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

No. The project will be constructed in compliance with the provisions of Walla Walla County Stormwater Management Title 11 of the Walla Walla County Code.

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

No mass grading is proposed. The current drainage patterns will not be altered. No streams exist in the proposed development sites. No changes to either Yellowhawk Creek or the Walla Walla River are proposed.

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

The project will comply with all local, state and federal requirements.

4. Plants [help]

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

_**X**_ deciduous tree: alder, maple, aspen, other
_**X**_ evergreen tree: fir, cedar, pine, other
_**X**_ shrubs
_**X**_ grass
____ pasture
____ crop or grain
_**X**_ 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?

Portions of the existing vineyard will be removed or altered to complete the development of the proposed Bed & Breakfast units.

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

There are no known threatened or endangered plant species know to be on or near the site.

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

Landscaping will be like the current landscaping. The proposal incorporates the bed & breakfast units into the vineyard.

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

There are no noxious weeds or invasive species known to be on the site.

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.

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.

Within the Walla Walla River, there are 2 Endangered Species Act (ESA)-listed fish species: Middle Columbia River summer steelhead (Oncorhynchus mykiss) and Bull Trout (Salvelinus confluentus).

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

The site is within the Pacific Flyway. The Walla Walla River is a migration route for spring chinook, summer steelhead, and bull trout.

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

All development will be setback from the Walla Walla River and Yellowhawk Creek. No development will take place within the prescribed buffers and setbacks.

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

There are no known invasive animal species on the site.

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.

Electricity, and either natural gas or propane will be used for heating and cooking. No manufacturing uses are proposed.

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

Proposed development will be limited to 2-stories, all development will be located more than 100 feet from the north property line. The development will not affect potential solar energy for adjacent properties.

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:

Compliance with the Washington State Energy Code.

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.

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

There are no known contaminated areas on the project site.

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

There are no known existing hazardous chemical or conditions on the site.

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.

Other than chemicals associated with the existing swimming pool, no hazardous chemical will be used or stored on the site.

4) Describe special emergency services that might be required.

The use is residential. Per 17.16.014 - Permitted uses table, type II, Bed & Breakfast uses are allowed by conditional use in the RR-5 zone. Hotels and Motels are only permitted in the Rural Activity Center (RAC) zone. As a residential use, no special emergency services for this development are required.

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 and agricultural activities.

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 would include that associated with construction, including traffic noise, heavy equipment, power tools etc.

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

All equipment will be kept in good condition and in compliance with the noise standards.

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.

The site is currently a resort and a vineyard. The surrounding properties are either large lot residential or agricultural. Allowing the proposed use will not affect current uses on surrounding properties.

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

The property contains a vineyard. Approximately three acres of the vineyards will be replaced for the proposed bed & breakfast facilities.

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:

The proposal will not be affected by the surrounding farms. Other than the on-site vineyard, the proposed development is setback from active off-site farming activities.

c. Describe any structures on the site.

The site currently contains residential home/estate, a pool house and winery with a tasting room and five outbuildings of various sizes.

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

No

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

RR-5

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

Rural Residential 5, per Final Walla Walla County Comprehensive Plan August 5, 2019.

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

Rural Residential

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

Per the 2018 Critical Areas Ordinance Update, the project site is in the Walla Walla River Shallow Gravel Aquifer Boundary, the Walla Walla River Watershed, Zones I and II of the Aquifer Vulnerability areas, Riverine wetlands are indicated along the Walla Walla River, portions of the site are in floodway and flood fringe zones of the Walla Walla River and Yellowhawk Creek. The site is indicated as having a low to high potential liquefaction susceptibility. There are areas of Seismic Design Site Classes of D and D-E. The steepest slope present on the overall site is 70%, however, none of the proposed dwelling units lie within 50 feet of any slope equal to or greater than 15%. There are isolated areas of sever potential soil erosion susceptibility. The watercourses and waterbodies minimum riparian buffers are 100 feet along the Walla Walla River frontage and 35 feet along the Yellowhawk Creek frontage.

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

Approximately 30 employees would reside or work in the completed project.

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

None

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

None

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

The project will meet all applicable land use standards and requirements. Setback will be provided as shown on the site plan.

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

Per the Walla Walla County Comprehensive Plan, as shown on Map RL-11, there are no agricultural lands of primary significance in the proposal.

9. Housing [help]

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

The proposal is to build two Type 2 Bed & Breakfast facilities. Each facility will provide 10 guest units. There will be high-income housing units on the site. The 20 Bed & Breakfast guest units will be rented. All guest units are anticipated to be middle income housing.

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

None

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

None

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 structures will be approximately 22 feet tall above finished/existing grade. The eaves will be approximately 12 feet above finished grade. The principal exterior building materials will include painted cement board and painted wood siding, wood or wood composite decking and trim, clad wood windows and doors, and either fire resistant shake roofing to match the existing main structures or metal roofing.

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

The project will not impact any views.

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

The proposed structures are deliberately set low into the landscape or vineyards, with 4-way hip roofs to minimize the profile of the structures. Exterior materials will be drawn from traditional farmhouse vernacular, with white or light-colored siding, subdivided windows, deep porches and overhangs, and soft earth tone or gray roofing regardless of material - shake or metal.

Lighting will be intimate shielded or downlighting on unit porches and steps for wayfinding. Other proposed path lighting will be low height low level path lighting close to grade.

The distances between the proposed development and the neighboring properties is a major mitigating factor. In all cases, the structures setbacks are much greater than required. The most northern units are located more than 740 feet from the Ordinary High Water Mark of Yellowhawk Creek. The most southern units are located more than 533 feet from the Ordinary High Water Mark of the Walla Walla River.

11. Light and Glare [help]

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

Only lighting associated with residential/bed & breakfast use is anticipated. This could include outdoor path lighting, parking lot lighting and lighting etc. The lit areas will be setback from surrounding properties. Lighting will occur during non-daylight hours.

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

No. Overall lighting will be contained in the proposed development. Outdoor lighting will be directed downward to avoid light pollution. Lighting will be intimate shielded or downlighting on unit porches and steps for wayfinding. Other proposed path lighting will be low height low level path lighting close to grade.

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

None

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

None

12. Recreation [help]

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

There are no known designated or informal recreational opportunities near the site.

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:

None

13. Historic and cultural preservation [help]

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.

There are no buildings on the site over 45 years old listed in or eligible for listing in national, state, or local preservation registers.

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 known evidence of Indian or historic use or occupation.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The project site has a completed ALTA Survey that will be referenced for design of the proposed improvements. GIS data and Walla Walla County maps will be utilized as necessary for cultural and historic resources on or near the site. Geotechnical explorations have been completed onsite and a Geotechnical Report was prepared by PBS Engineering and Environmental, dated January 14, 2022.

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.

There are no current plans for mass grading of the site. Design methods will be utilized to minimize impacts to the current site and surrounding resources. The civil design plan documents will include an inadvertent discovery protocol for the contractor to follow in the event that cultural and historic resources are discovered.

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.

The site is located on the east side of Old Milton Highway. The proposed project will take access from the existing driveway on Old Milton Highway.

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 public transit is available in the vicinity of the site.

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

No existing parking spaces are proposed to be eliminated. Approximately 42 spaces are proposed and may be included for the project. Parking will be provided to comply with Walla Walla County Code requirements.

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).

No

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?

The proposed Yellowhawk Resort is anticipated to generate 86 net new vehicle trips on a typical weekday, including 5 net new trips during the AM peak hour and 8 net new trips during the PM peak hour. The resort will generate less than 20 peak hour trips and less than 100 daily trips.

The trip generation for the existing and proposed land uses were based on the average trip rates for single-family housing (land use code 210) and recreational homes (land use code 260), from the Institute of Transportation Engineers' (ITE) Trip Generation Manual 11th Edition because the land use description best matches the existing and proposed land uses. The average trip rate was used because the size of the independent variables is outside the ITE data range.

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.

The use proposed does not generate a significant number of new trips. It is not anticipated to interfere with movement of agricultural products. Further, the Walla Walla County Comprehensive Plan at Map RL-11, indicates there are no agricultural lands of significance adjoining the project.

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

None

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.

The project is for residential use. Police, fire protection services, schools and health care needs should only incrementally increase relative to the increase in population. The proposal does not include the production of hazardous materials or other activities that could require a higher level of police or fire protection services.

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

None.

16. Utilities [help]

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.

The existing site is currently developed with the above-mentioned utilities. These same utilities will continue to be utilized with the proposed improvements to the site. Additionally, natural gas from Cascade Natural Gas or propane is being considered for future use onsite.

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: _____

Name of signee Scott Clark

Position and Agency/Organization Developer

Date Submitted: 1/26/22

Walla Walla County Community Development Department
310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

File No. SEPA22-004

STATE ENVIRONMENTAL POLICY ACT (SEPA)

Final Staff Evaluation Report for Environmental Checklist

This document is intended to supplement information in the applicant's submitted environmental checklist and also document some staff evaluation of the proposal. It is meant to serve as a supplement to the primary documents required by SEPA.

Date:	9/19/2022
Project Name:	Yellowhawk Guest Units, North Parcel and South Parcel/Yellowhawk Resort Guest Units
Proponent/Owner:	Yellowhawk Resort WW LLC 2901 Old Milton Hwy Walla Walla, WA 99362
Applicant:	Yellowhawk Resort WW LLC ATTN Scott Clark 2901 Old Milton Hwy Walla Walla, WA 99362
Description of Proposal:	Applicant proposes two Type II Bed and Breakfasts, Yellowhawk Guest Units North Parcel and South Parcel**,** consisting of 10 detached guest units and a manager/caretaker dwelling on each of the two lots forming the subject property for a total of 20 guest units and 2 manager units. Adjusted Lot 1 is located generally at 2853 Old Milton Highway (APN 3350611110004, considered the 'north' parcel). Adjusted Lot 3, is located generally at 2901 Old Milton Highway (APN 350611120008, considered the 'south' parcel). The existing dwelling will serve as a manager unit. The following mapped Critical Areas are on the subject properties: Critical Aquifer Recharge Areas: Walla Walla Shallow Gravel Aquifer, Areas of Moderate and Areas of High Recharge Vulnerability; Seismic Hazard Areas: Moderate to High Liquefaction Susceptibility; Steep Slopes; Frequently Flooded Areas: Flood Zones AE and Floodway. Portions of the property are occupied by Yellowhawk Creek and its associated riparian buffer. Portions of the property are occupied by the Walla Walla River (with a Shoreline Master Plan designation of Rural Residential), and its associated riparian buffer and wetlands.
Location of Proposal:	The subject property is addressed as 2901 Old Milton Highway (APN 350611120008) and 2853 Old Milton Highway (APN 3350611110004). It is bounded on the east by Highway 125.
Zoning:	Rural Residential 5 (RR-5)
Comprehensive Plan Map Designation:	Rural Residential 5
Conclusions:	Based on the analysis herein, the proposal can be found to not have a probable significant adverse impact on the environment. Application materials, including the SEPA checklist, were distributed to state and local agencies for review and comment during the 14-day Determination of Non-Significance comment period using the Notice of Application Optional Determination of Non-significant process. The County reserves the right to review any future revisions or alterations to the site or to the proposal in order to determine the environmental significance or non-significance of the project at that point in time.
Prepared by:	Jennifer B. Ballard, Senior Planner, 509-524-2610

Reviewed project and environmental documents relating to applications SEPA22-004,

CUP22-003, CUP22-004, CAP22-004, CAP22-006:

- SEPA Environmental Checklist submitted 2/01/2022, dated 1/14/2022
- Critical Areas Application, CAP22-004, dated January 26, 2022
- Critical Areas Application, CAP22-006, dated January 26, 2022
- Geotechnical Engineering Report by PBS Engineering and Environmental, Inc., dated 1/17/2022
- Conditional Use Permit with Exhibit A, CUP22-004, dated 1/26/2022
- Site Plan 2, CUP22-003, submitted 7/5/2022
- Site Plan 2, CUP22-004, submitted 7/5/2022
- Applicant Response to 4/21/2022 Request for Information Letter, submitted 7/5/2022
- Proposed Boundary Line Adjustment Survey Map 2, BLA22-002, dated 4/20/2022
- Water Right Ground Water Certificate #2982 provided by Walla Walla County Water Master, dated 1/14/1958
- Department of Ecology Comments dated 4/24/2022
- Department of Archeology and Historic Preservation Comments dated 3/23/2022
- Washington Department of Transportation Comments dated 3/22/2022
- Walla Walla County Public Works Comments dated 3/29/2022
- Trip Generation revised memo submitted 2/1/2022, dated 12/31/2021 addressed to Joy Bader, Walla Walla County Public Works
- Trip Generation revised memo submitted 9/9/2022

Agencies and organizations Notice of Application ODNS sent to

- Confederated Tribes of Umatilla Indian Reservation (CTUIR)
- Walla Walla Valley Metropolitan Planning Organization
- Walla Walla County
    - Public Works Department
    - Health Department, Environmental Health Division
    - Building Official/Fire Marshall
    - GIS Department (911 Addressing)
    - Fire District 4
    - Sheriff
- Washington State
    - Department of Archeology & Historic Preservation
    - Department of Ecology, SEPA Register & Water Master
    - Department of Natural Resources
    - Department of Fish & Wildlife
    - Department of Transportation

A. Background

The SEPA checklist for project SEAP22-004 was prepared by Scott Clark part owner of Yellow Hawk Resort, dated 1/14/2022. SEPA documents were submitted with Conditional Use Permit and Critical Areas Permit applications which are under consolidated review.

Preapplication meeting PRE21-061 for this proposal occurred on 11/17/2021 and was attended by PBS Engineering staff, Scott Clark of Yellow Hawk Resort, and staff from Walla Walla County Community Development, Public Works and GIS departments.

Boundary line adjustment (BLA) application BLA22-006 was approved on 5/17/2022 and recorded on 9/16/2022 as AFN 2022-07726. This adjustment is necessary to accommodate the desired number of units on 2901 Old Milton Highway (APN 350611120008).

B. Environmental Elements

1. **Earth**
   Generally concur with checklist.

2. **Air**
   Generally concur with checklist.

3. **Water**
   Generally concur with checklist. The pond on the north east of the subject property is man-made.
   b.2) No information was provided regarding the size of the sewage disposal systems, number of systems or the number of people the systems will serve in the SEPA checklist.
4. **Plants**
   Generally concur with checklist.

b. As no final layout of development is proposed it is unknown now much of the existing vineyard will have to be removed to accommodate construction. The applicant response on 7/5/2022 to the Staff Request for Information letter dated 4/21/2022 stated the vineyards will be removed in the footprint of the guest units. Staff does not find this response feasible as vineyards will also have to be removed for proposed parking, roads, due to grading, utility installation, septic installation and to accommodate the movement of construction workers and machinery.

5. **Animals**
   Generally concur with checklist.

   Both the Walla Walla River and Yellowhawk Creek are managed under Walla Walla County's Shoreline Master Program (SMP) in the vicinity of the subject properties. No development is proposed in the SMP jurisdiction/within 200 feet of Ordinary Mean High Water.

6. **Energy and natural resources**
   Generally concur with checklist.

7. **Environmental Health**
   Generally concur with checklist.
   a.1) No information was supplied about chemicals used for the agricultural uses on site or on the vineyard or if chemicals will be used in the vineyards surrounding the guest units after construction.
   b.2. Applicant did not address noise from guests or events on site. Should this project be approved they must comply with Walla Walla County Code 9.20 – Noise Regulations, which are enforced by the County Sherriff's Department.

8. **Land and Shoreline Use**
   Generally concur with checklist
   a. The current use of the site is a vineyard, winery with ancillary tasting room and single-family dwelling with a pool that used as a vacation rental. Staff would not currently consider this property use a 'Resort.'

   b. From Staff observation of aerial photos of the subject property approximately 57 acres are occupied by vineyards and supporting buildings and roads. Staff is unable to determine how many acres of existing vineyard will be removed to accommodate bed and breakfast construction as a site plan showing limits of disturbance or grading has not been submitted.

   h. Critical Areas

   i. The bed and breakfasts would have 1 on-site manager dwelling unit per property, 2 total employees living on-site. No additional information as the remaining 28 employees has been provided.

9. **Housing**
   Generally concur with checklist.
   a. Short term vacation rentals are not considered housing in the context of this Checklist and do not fall into low/middle/high income categories.

10. **Aesthetics**
    Generally concur with checklist.
    a. The maximum allowed height for non-agricultural structures is 35 feet in the Primary Agriculture 40 zone per Walla Walla County Code 17.18.020.

11. **Light and Glare**
    Generally concur with checklist.
    Staff will likely recommend that the HE limit lighting so that it is down shielded and won't cause glare to adjacent properties or roads. This is a standard condition of approval for projects like this. The County does not have lighting standards, will recommend that dark-sky technology is used.

    c. Staff does not consider the structures to be 'set low into the landscape' as they are proposed to be located at the highest undeveloped elevations on site and the roofs will peak approximately 16 feet above the grape vines in the vineyard if the building height is 22 feet.

12. **Recreation**
    Generally concur with checklist.

13. Historic and Cultural Preservation

Generally concur with checklist. Per applicant's response to C, they did nothing to assess potential impacts to resources by per D, they will employ an Inadvertent Discovery Plan. Materials distributed to Washington State Department of Archaeology and Historic Preservation (DAHP) and the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) and DAHP requested a cultural resources study.

In response to DAHPs request, Scott Clark has agreed to have a professional archaeological survey of the project area conducted and a report be produced prior to ground any building permit issuance. This report should meet DAHP's Standards for Cultural Resource Reporting.

14. Transportation

Generally concur with checklist.

c. The Applicant proposes 22 parking spaces, 2 of which are ADA compliant on the northern parcel and 20 parking spaces, 2 of which are ADA compliant on the southern parcel.

f. Staff hesitates to agree with PBS that ITE traffic manual that guest units should be considered 'recreational homes' (Land Use Code (LUC) 260) as the ITE definition of a recreational home is a second home that is used by its owner periodically for recreation or rented on a seasonal basis. Staff believes that the use is a transitory accommodation like a hotel and requested the Applicant provide a traffic generation memo per ITE LUC 311, All-suites hotel. On 9/9/2022 a revised traffic generation memo was provided showing that the 103 new daily trips will be generated by the proposed bed and breakfast.

15. Public Services

Generally concur with checklist.

a. The project is not a residential use, it is a commercial use.

16. Utilities

Generally concur with checklist.

Exhibit 5

Geotechnical Engineering Report

Yellowhawk Resort
2901 Old Milton Highway
Walla Walla, Washington

Prepared for:
Clark Development & Consulting, LLC
7506 Barge Court
Yakima, Washington 98908

January 17, 2022
PBS Project 67881.000

Prepared by:

January 17, 2022

Clint Nealey, PE
Geotechnical Staff Engineer

Reviewed by:

Saiid Behboodi, PE, GE (OR)
Principal Geotechnical Engineer

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Appendix A: Field Explorations

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1 INTRODUCTION

1.1 General

This report presents results of PBS Engineering and Environmental Inc. (PBS) geotechnical engineering services for the proposed improvements to the Yellowhawk Resort and Sparkling House located at 2901 Old Milton Highway in Walla Walla, Washington (site). The general site location is shown on the Vicinity Map, Figure 1. The locations of PBS' explorations in relation to existing and proposed site features are shown on the Site Plan, Figure 2.

1.2 Purpose and Scope

The purpose of PBS' services was to develop geotechnical design and construction recommendations in support of the planned improvements. This was accomplished by performing the following scope of services.

1.2.1 Literature and Records Review

PBS reviewed various published geologic maps of the area for information regarding geologic conditions and hazards at or near the site.

1.2.2 Subsurface Explorations

Two borings were advanced to depths of approximately 51.5 feet below the existing ground surface (bgs) within the adult pool footprint. The borings were logged and representative soil samples collected by a member of the PBS geotechnical engineering staff. The approximate boring locations are shown on the Site Plan, Figure 2. The interpreted boring logs are presented as Figures A1 and A2 in Appendix A, Field Explorations.

PBS excavated eight test pits within the proposed bungalow and outbuilding footprint to depths of up to 10 feet bgs. The test pits were logged and representative soil samples collected by a member of the PBS geotechnical engineering staff. Interpreted test pit logs are included as Figures A3 through A10 in Appendix A, Field Explorations.

1.2.3 Field Infiltration Testing

Two open-hole, falling-head field infiltration tests were completed in test pits TP-3 and TP-7 within the proposed bungalow area at a depth of 5 feet bgs. Infiltration testing was monitored by PBS geotechnical engineering staff. Soil samples collected from infiltration test locations were analyzed for cation exchange capacity.

1.2.4 Soils Testing

Selected soil samples were returned to our laboratory and classified in general accordance with the Unified Soil Classification System (ASTM D2487) and/or the Visual-Manual Procedure (ASTM D2488). Laboratory tests included natural moisture contents, grain-size analyses, and Atterberg limits. Laboratory test results are included in the exploration logs in Appendix A, Field Explorations; and in Appendix B, Laboratory Testing.

1.2.5 Geotechnical Engineering Analysis

Data collected during the subsurface exploration, literature research, and testing were used to develop site-specific geotechnical design parameters and construction recommendations.

1.2.6 Report Preparation

This Geotechnical Engineering Report summarizes the results of our explorations, testing, and analyses, including information relating to the following:

- Field exploration logs and site plan showing approximate exploration locations
- Laboratory test results
- Infiltration test results
- Groundwater considerations
- Liquefaction potential
- Slope stability analysis results
- Shallow foundation design recommendations:
    - Minimum embedment
    - Allowable bearing pressure
    - Estimated settlement (total and differential)
    - Sliding coefficient
- Earthwork and grading, cut, and fill recommendations:
    - Structural fill materials and preparation, and reuse of on-site soils
    - Utility trench excavation and backfill requirements
    - Temporary and permanent slope inclinations
    - Wet weather considerations
- Seismic design criteria in accordance with the 2018 International Building Code (IBC) with state of Washington amendments
- Slab and pavement subgrade preparation recommendations

1.3 Project Understanding

PBS understands plans are currently in the conceptual stages; however, development will include addition of bungalows within the existing grape vines east of the resort, an adult pool within the south lawn, and a small outbuilding to the north within the cornfield. PBS assumes the bungalows and outbuilding will be single-story and constructed using wood framing or similarly lightweight materials. The pool will be inground and up to 8 feet deep.

2 SITE CONDITIONS

2.1 Surface Description

The site is an irregular shaped parcel located roughly 2 miles south of College Place, Washington, and about 1 mile north of the Oregon border. The site is bordered to the west by Old Milton Highway, to the north by Yellowhawk Creek, to the east by South Highway 125, and to the south by the Walla Walla River. The site is currently in use as a vineyard and associated resort, landscaping, and parking areas.

The existing surface is generally composed of an elevated terrace within the central-east part of the parcel, which slopes down to the north, west, and south to a lower terrace adjacent the floodplains of Yellowhawk Creek and the Walla Walla River. Site elevations range from approximately 790 feet above mean sea level (amsl) within the central part of the site, atop the terrace, to 730 feet amsl on the west end of the site. A vineyard and various agricultural crops occupy most of the site, with a cluster of buildings located within the center of the site at the current winery. Surrounding properties are generally in use as farms and vineyards with scattered homes and agricultural buildings.

Review of available Washington Department of Natural Resources (WADNR) light detection and ranging (LiDAR) hillshade indicates the site is positioned on a well-preserved upland terrace that slopes steeply down

to a lower terrace adjacent to the Walla Walla River and Yellowhawk Creek above the modern-day flood plain (WADNR, 2021). A small slope present within the vegetation line adjacent to the streams separates the terraces from the flood plain.

2.2 Geologic Setting

The site is located within the Walla Walla Valley along the southern margin of the Columbia Basin, a geologic province of eastern Washington located north of the Deschutes-Columbia Plateau and Blue Mountains Provinces of Oregon and Washington. The Columbia Basin is composed primarily of volcanic basement rocks of the Columbia River Basalt Group (CRBG) subdivided into smaller recognizable flows and members that are overlain by Quaternary deposits (Derkey et al., 2006). These older flood basalts were generated by volcanic eruptions in eastern Oregon, eastern Washington, and western Idaho between 16.7 million years ago (Ma) and 5.5 Ma (Reidel, 2004).

The eastern margin of the Yakima fold and thrust belt consists of a northwest linear ridge line of the Horse Heaven Hills Anticline bounded by the Wallula fault system that extends into Walla Walla Valley. The Horse Heaven Hills Anticline forms a topographic high point and narrow water gap along the southern extent of the Columbia Basin and Deschutes-Columbia Plateau, which has been continuously incised by the Columbia River throughout the Quaternary (Reidel and Fecht, 1994; Schuster, 1994).

Throughout the Pleistocene, outburst flood waters from Glacial Lake Missoula resulted in rapid sedimentation as floodwaters ponded behind the water gap. Slowing flood waters blanketed the basin with slackwater flood deposits over much of the low-lying areas, as well as created extensive gravel bar complexes near the Columbia River. Reworking of fine-grained outburst flood sediments by aeolian processes has created deposits of loess in elevated areas that were not directly affected by glacial floodwaters.

2.3 Local Geology

The lower north, west, and south parts of the site are mapped as underlain by Holocene age alluvium, and the elevated central to east portion of the site is mapped as Pleistocene age Touchet beds (Derkey et al., 2006). The alluvium is described as consisting of unconsolidated deposits of clay, silt, fine sand, and gravel associated with stream channel and flood plains deposition throughout the Walla Walla Valley. Much of these sediments are derived from reworked loess and flood deposit sediments of the Touchet Beds.

The Touchet beds are described as slackwater flood deposits associated with the Missoula floods. They are described as rhythmically bedded, well stratified, and normally fine- to medium-graded basaltic sand and felsic silt. Up to 7 feet of loess mantles most of the Touchet beds, which are mapped throughout the Walla Walla Valley.

2.4 Subsurface Conditions

The site was explored by drilling two borings, designated B-1 and B-2, to depths of approximately 51.5 feet bgs. The drilling was performed by Holt Services, Inc., of Vancouver, Washington, using a truck-mounted CME-75 drill rig and mud rotary drilling techniques. In addition, eight test pits, designated TP-1 though TP-8, were also excavated to depths of 8 to 10 feet bgs. Test pits were excavated by Yellowhawk Resort and Sparkling House using a Kubota KX057 excavator.

PBS has summarized the subsurface units as follows:

SILT to Sandy SILT: Low plasticity silt with variable fine-grained sand content was found just below the surface, extending to depths of up to 8 feet bgs in all test pits and up to 51.5 feet bgs in both borings. The silt was most commonly brown but included dark brown variants. The silt ranged in consistency from soft to hard and with no to moderate cementation. Subsurface conditions were generally dry or moist. Six-inch ash lenses were also found in TP-3 and TP-8 at around 3 to 4 feet bgs. The consistency tended to increase with depth.

GRAVEL: Dark gray, poorly graded gravel with cobbles was observed in test pit TP-8 at 7.5 feet bgs. The test pit terminated in gravel at 10 feet bgs. The gravel was coarse, rounded, and generally moist.

2.5 Groundwater

Evidence of static groundwater (e.g., mottling or wet soil) was not encountered during our explorations. Based on a review of regional groundwater logs available from the Washington State Department of Ecology, we anticipate that the static groundwater level is present at a depth greater than 50 feet bgs in the vicinity of the proposed bungalows and adult pool. Nearby groundwater logs indicate static groundwater at depths as shallow as 12 feet bgs below the terrace where the outbuilding is proposed. Please note that groundwater levels can fluctuate during the year depending on climate, irrigation season, extended periods of precipitation, drought, and other factors.

2.6 Infiltration Testing

PBS completed two open-hole, falling-head infiltration tests in test pits TP-3 and TP-7 at a depth of approximately 5 feet bgs. The infiltration tests were conducted in general accordance with the Stormwater Management Manual for Eastern Washington (SWMMEW) procedures. The test pits were filled with water to achieve a minimum 1-foot-high column of water. After a period of saturation, the height of the water column was then measured initially and at regular, timed intervals. Results of our field infiltration testing are presented in Table 1.

Table 1. Infiltration Test Results

Test Location	Depth (feet bgs)	Field Measured Infiltration Rate (in/hr)	Soil Classification
TP-3	5	2.1	Silt (ML)
TP-7	5	1.4	Silt (ML)

The infiltration rates listed in Table 1 are not permeabilities/hydraulic conductivities, but field-measured rates, and do not include correction factors related to long-term infiltration rates. The design engineer should determine the appropriate correction factors to account for the planned level of pre-treatment, maintenance, vegetation, siltation, etc. Field-measured infiltration rates are typically reduced by a minimum factor of 2 to 4 for use in design. Due to the mixing of site soils that occurs during typical construction activities, sitewide use of the lowest infiltration rate is recommended.

Soil types can vary significantly over relatively short distances. The infiltration rates noted above are representative of one discrete location and depth. Installation of infiltration systems within the layer the field rate was measured is considered critical to proper performance of the systems.

2.6.1 Cation Exchange Capacity

The ability for soils to filter or adsorb pollutants through infiltration above the groundwater table depends on several factors, including grain size, the amount of organic matter, and cation exchange capacity (CEC). The CEC provides a measure of the soil's ability to remove pollutants by chemical reaction. Section 5.6.17 of the SWMMEW classifies the treatment capacity of these geologic materials as high, medium, low, or none; criteria for these classifications are summarized in Table 5.21 of the SWMMEW.

PBS collected soil samples from the infiltration test pits for laboratory analysis. Results of CEC and organic content analysis are provided in Table 2.

Table 2. Cation Exchange Capacity Test Results

Test Location	Depth (feet bgs)	pH	Organic Matter (%)	Cation Exchange Capacity (meq/100g)
TP-3	5	8.4	1.7	13.7
TP-7	5	8.2	1.6	12.4

3 CONCLUSIONS AND RECOMMENDATIONS

3.1 Geotechnical Design Considerations

The subsurface conditions at the site primarily consist of silt with variable fine-grained sand content. Based on our observations and analyses, conventional foundation support on shallow spread footings is feasible for the proposed improvements. Excavation with conventional equipment is feasible at the site.

The grading and final development plans for the project had not been completed when this report was prepared. Once completed, PBS should be engaged to review the project plans and update our recommendations as necessary.

3.2 Shallow Foundations

Shallow spread footings bearing on compacted native silt or structural fill may be used to support loads associated with the proposed development, provided the recommendations in this report are followed. Footings should not be supported on undocumented fill.

3.2.1 Minimum Footing Widths and Design Bearing Pressure

Continuous wall and isolated spread footings should be sized in accordance with local codes using a maximum allowable bearing pressure of 2,000 pounds per square foot (psf). This is a net bearing pressure and the weight of the footing and overlying backfill can be disregarded in calculating footing sizes. The recommended allowable bearing pressure applies to the total of dead plus long-term live loads. Allowable bearing pressures may be increased by one-third for seismic and wind loads.

Footings will settle in response to column and wall loads. Based on our evaluation of the subsurface conditions and our analysis, we estimate post-construction settlement will be less than 1 inch for the column and perimeter foundation loads. Differential settlement will be on the order of one-half of the total settlement.

3.2.2 Footing Embedment Depths

PBS recommends that all footings be founded a minimum of 24 inches below the lowest adjacent grade. The footings should be founded below an imaginary line projecting upward at a 1H:1V (horizontal to vertical) slope from the base of any adjacent, parallel utility trenches or deeper excavations.

3.2.3 Footing Preparation

Excavations for footings should be carefully prepared to a neat and undisturbed state. A representative from PBS should confirm suitable bearing conditions and evaluate all exposed footing subgrades. Observations should also confirm that soft materials have been removed from new footing excavations and concrete slab-on-grade areas. Localized deepening of footing excavations may be required to penetrate loose, wet, or deleterious materials.

PBS recommends a layer of compacted, crushed rock be placed over the footing subgrades to help protect them from disturbance due to foot traffic and the elements. Placement of this rock is the prerogative of the contractor; regardless, the footing subgrade should be in a dense or stiff condition prior to pouring concrete. Based on our experience, approximately 4 inches of compacted crushed rock will be suitable beneath the footings.

3.2.4 Lateral Resistance

Lateral loads can be resisted by passive earth pressure on the sides of footings and grade beams, and by friction at the base of the footings. A passive earth pressure of 200 pounds per cubic foot (pcf) may be used for footings confined by native soils and new structural fills. The allowable passive pressure has been reduced by a factor of two to account for the large amount of deformation required to mobilize full passive resistance. Adjacent floor slabs, pavements, or the upper 12-inch depth of adjacent unpaved areas should not be considered when calculating passive resistance. For footings supported on native soils or new structural fills, use a coefficient of friction equal to 0.35 when calculating resistance to sliding. These values do not include a factor of safety (FS).

3.3 Floor Slabs

Satisfactory subgrade support for building floor slabs can be obtained from the native silt subgrade prepared in accordance with our recommendations presented in the Site Preparation, Wet/Freezing Weather and Wet Soil Conditions, and Imported Granular Materials sections of this report. A minimum 6-inch-thick layer of imported granular material should be placed and compacted over the prepared subgrade. Thicker aggregate sections may be necessary where undocumented fill is present, loose soils are present at subgrade elevation, and/or during wet conditions. Imported granular material should be composed of crushed rock or crushed gravel that is relatively well graded between coarse and fine, contains no deleterious materials, has a maximum particle size of 1 inch, and has less than 5% by dry weight passing the US Standard No. 200 Sieve.

Floor slabs supported on a subgrade and base course prepared in accordance with the preceding recommendations may be designed using a modulus of subgrade reaction (k) of 125 pounds per cubic inch (pci).

3.4 Retaining Building Walls

The proposed adult pool may be up to 8 feet deep. The following recommendations are based on the assumption of flat conditions in front of and behind the wall and fully drained backfill. For unrestrained walls allowed to rotate at least 0.005H about the base, where H is the height of the wall, we recommend using an active earth pressure of 40 psf. Where walls are constrained against rotation, we recommend using an at-rest earth pressure equal to 50 psf. We recommend any retaining walls founded on native soil or compacted

structural fill be provided with adequate drainage and backfilled with clean, angular, crushed rock fill, in accordance with the recommendations provided in section 4.3.

For seismic loading, we recommend using an inverted triangular distribution (seismic surcharge) equivalent to 9H psf. Walls should be designed by applying the active earth pressure plus the seismic loading, or at-rest earth pressures, whichever is greater. If vertical surcharge loads, q, are present within 0.5H of the wall, a lateral surcharge of 0.3q (for walls allowed to rotate) and 0.5q (for restrained walls) should be applied as a uniform horizontal surcharge active over the full height of the wall. These values assume that the wall is vertical and the backfill behind the wall is horizontal. Seismic lateral earth pressures were computed using the Mononobe-Okabe equation. Recommended lateral earth pressure distributions are shown on Figure 3, Retaining Wall Earth Pressure Diagram. Additional lateral pressures due to surcharge loads can be estimated using the guidelines shown on Figure 4, Lateral Surcharge Detail.

Lateral loads can also be resisted by a passive resistance of 250 psf acting against embedded walls and foundations, and by friction acting on the base of spread footings or mats using a friction coefficient of 0.35.

3.4.1 Drainage

Recommended lateral earth pressures assume that walls are fully drained and no hydrostatic pressures develop. For cantilevered concrete walls, a minimum 2-foot-wide zone of free-draining material should be installed immediately behind the wall. A 4-inch diameter perforated drain pipe should be installed at the base of the drain rock and routed to a suitable discharge point approved by the civil engineer.

3.5 Seismic Design Considerations

3.5.1 Code-Based Seismic Design Parameters

The current seismic design criteria for this project are based on the 2018 International Building Code with State of Washington amendments. Based on subsurface conditions encountered at the site, Site Class D is appropriate for use in design. The seismic design criteria, in accordance with the 2018 IBC, are summarized in Table 3.

Table 3. 2018 IBC Seismic Design Parameters

Parameter	Short Period	1 Second
Maximum Credible Earthquake Spectral Acceleration	S_s = 0.41 g	S_1 = 0.14 g
Site Class	D	
Site Coefficient	F_a = 1.47	F_v = 2.32
Adjusted Spectral Acceleration	S_{MS} = 0.60 g	S_{M1} = 0.33 g
Design Spectral Response Acceleration Parameters	S_{DS} = 0.40 g	S_{D1} = 0.22 g

g= Acceleration due to gravity

3.5.2 Liquefaction Potential

Liquefaction is defined as a decrease in the shear resistance of loose, saturated, cohesionless soil (e.g., sand) or low plasticity silt soils, due to the buildup of excess pore pressures generated during an earthquake. This results in a temporary transformation of the soil deposit into a viscous fluid. Liquefaction can result in ground settlement, foundation bearing capacity failure, and lateral spreading of ground.

Based on a review of the Washington Division of Geology and Earth Resources, the adult pool and bungalows are shown as having a low to moderate liquefaction hazard. The proposed outbuilding is shown as having a

moderate to high liquefaction hazard. Based on the lack of groundwater encountered in our explorations as well as the presence of gravel at 7.5 feet under the proposed outbuilding, our current opinion is that the risk of structurally damaging liquefaction settlement at the site is low.

3.6 Temporary and Permanent Slopes

All temporary cut slopes should be excavated with a smooth-bucket excavator, with the slope surface repaired if disturbed. In addition, upslope surface runoff should be rerouted to not run down the face of the slopes. Equipment should not be allowed to induce vibration or infiltrate water above the slopes, and no surcharges are allowed within 25 feet of the slope crest.

Permanent cut and fill slopes up to 10 feet high can be inclined at 2H:1V in medium dense or better silty sand and sand or compacted structural fill. If slow seepage is present, use of a rock blanket or a suitably revegetated, reinforced erosion control blanket may be required. PBS should be consulted if seepage is present; additional erosion control measures, such as additional drainage elements, and/or flatter slopes, may also be required. Exposed soils that are soft or loose may also require these measures. Fill slopes should be over-built and cut back into compacted structural fill at the design inclination using a smooth-bucket excavator. Erosion control is critical to maintaining slopes.

3.7 Ground Moisture

3.7.1 General

The perimeter ground surface and hard-scape should be sloped to drain away from all structures and away from adjacent slopes. Gutters should be tight-lined to a suitable discharge and maintained as free-flowing. All crawl spaces should be adequately ventilated and sloped to drain to a suitable, exterior discharge.

3.7.2 Vapor Flow Retarder

A continuous, impervious barrier must be installed over the ground surface in the crawl space and under slabs of all structures. Barriers should be installed per the manufacturer's recommendations.

3.8 Slope Stability

The adult pool is proposed in the south lawn, adjacent to a slope approximately 50 feet in height. Slope stability is influenced by various factors including: (1) the geometry of the soil mass and subsurface materials, (2) the weight of materials overlying a potential failure surface, (3) the shear strength of soils along the failure surface, and (4) the hydrostatic pressure (groundwater levels) along the failure surface. The stability of a slope is expressed in terms of factor of safety (FS), which is defined as the ratio of resisting forces to driving forces. At equilibrium, the FS is equal to 1.0 and the driving forces are balanced by the resisting forces. Failure occurs when the driving forces exceed the resisting forces, i.e., when the FS is less than 1.0. An increase in the FS above 1.0, whether by increasing the resisting forces and/or decreasing the driving forces, reflects a corresponding increase in the stability of the mass. The actual FS may differ from the calculated FS due to uncertainty in soil strengths, subsurface geometry, failure surface location/orientation, groundwater levels, and other factors that are not completely known or understood. Our analyses and recommendations are based on the assumption that subsurface conditions within the slope are not significantly different from those encountered during field explorations.

PBS used the software Slide2 by Rocscience Inc. to analyze the static and seismic slope stability in the vicinity of the proposed adult pool. Slide2 uses the limit equilibrium method to estimate factors of safety of two-dimensional slope models. Completely drained conditions were assumed. PBS used Slide2 to determine the offset, behind which the static FS of the slope was greater than 1.5 and the seismic (pseudo-static) FS was

greater than 1.0. Figure 2 presents the locations of the two-dimensional sections analyzed. Figures 5 through 8 present the results of these analyses.

Based on these analyses, PBS recommends the adult pool be constructed at least 25 feet from the crest of the slope. The pool should be tight-lined, maintained regularly, and periodically inspected. Water shall not be permitted to intrude into the subsurface via a breach in the pool. When draining the pool for maintenance, winterization, or any other reason, water shall be conveyed to an appropriate discharge and not be allowed to enter site soils.

4 CONSTRUCTION RECOMMENDATIONS

4.1 Site Preparation

Construction of the proposed improvements will involve clearing and grubbing of the existing vegetation or demolition of possible existing structures. In vegetated areas, site stripping should include removing topsoil, roots, and other deleterious materials to a minimum depth of 12 inches bgs. Demolition should include removing existing pavement, utilities, etc., throughout the proposed new development. Underground utility lines or other abandoned structural elements should also be removed. The voids resulting from removal of foundations or loose soil in utility lines should be backfilled with compacted structural fill. The base of these excavations should be excavated to firm native subgrade before filling, with sides sloped at a minimum of 1H:1V to allow for uniform compaction. Materials generated during demolition should be transported off site or stockpiled in areas designated by the owner's representative.

4.1.1 Proofrolling/Subgrade Verification

Following site preparation and prior to placing aggregate base over shallow foundation, floor slab, and pavement subgrades, the exposed subgrade should be evaluated either by proofrolling or another method of subgrade verification. The subgrade should be proofrolled with a fully loaded dump truck or similar heavy, rubber-tire construction equipment to identify unsuitable areas. If evaluation of the subgrades occurs during wet conditions, or if proofrolling the subgrades will result in disturbance, they should be evaluated by PBS using a steel foundation probe. We recommend that PBS be retained to observe the proofrolling and perform the subgrade verifications. Unsuitable areas identified during the field evaluation should be compacted to a firm condition or be excavated and replaced with structural fill.

4.1.2 Wet/Freezing Weather and Wet Soil Conditions

Due to the presence of fine-grained silt in the near-surface materials at the site, construction equipment may have difficulty operating on the near-surface soils when the moisture content of the surface soil is more than a few percentage points above the optimum moisture required for compaction. Soils disturbed during site preparation activities, or unsuitable areas identified during proofrolling or probing, should be removed and replaced with compacted structural fill.

Site earthwork and subgrade preparation should not be completed during freezing conditions, except for mass excavation to the subgrade design elevations. We recommend the earthwork construction at the site be performed during the dry season.

Protection of the subgrade is the responsibility of the contractor. Construction of granular haul roads to the project site entrance may help reduce further damage to the pavement and disturbance of site soils. The actual thickness of haul roads and staging areas should be based on the contractors' approach to site development, and the amount and type of construction traffic. The imported granular material should be placed in one lift over the prepared undisturbed subgrade and compacted using a smooth-drum, non-vibratory roller. A geotextile fabric should be used to separate the subgrade from the imported granular material in areas of

repeated construction traffic. Depending on site conditions, the geotextile should meet Washington State Department of Transportation (WSDOT) SS 9-33.2 – Geosynthetic Properties for soil separation or stabilization. The geotextile should be installed in conformance with WSDOT SS 2-12.3 – Construction Geosynthetic (Construction Requirements) and, as applicable, WSDOT SS 2-12.3(2) – Separation or WSDOT SS 2-12.3(3) – Stabilization.

4.1.3 Compacting Test Pit Locations

The test pit excavations were backfilled using the excavator bucket and relatively minimal compactive effort; therefore, soft spots can be expected at these locations. We recommend that the relatively uncompacted soil be removed from the test pits to a depth of at least 3 feet below finished subgrade elevation in pavement areas and to full depth in building areas. The resulting excavation should be backfilled with structural fill.

4.2 Excavation

The near-surface soils at the site can be excavated with conventional earthwork equipment. Sloughing and caving should be anticipated. All excavations should be made in accordance with applicable Occupational Safety and Health Administration (OSHA) and state regulations. The contractor is solely responsible for adherence to the OSHA requirements. Trench cuts should stand relatively vertical to a depth of approximately 4 feet bgs, provided no groundwater seepage is present in the trench walls. Open excavation techniques may be used provided the excavation is configured in accordance with the OSHA requirements, groundwater seepage is not present, and with the understanding that some sloughing may occur. Trenches/excavations should be flattened if sloughing occurs or seepage is present. Use of a trench shield or other approved temporary shoring is recommended if vertical walls are desired for cuts deeper than 4 feet bgs.

4.3 Structural Fill

Structural fill should be placed over subgrade that has been prepared in conformance with the Site Preparation and Wet/Freezing Weather and Wet Soil Conditions sections of this report. Structural fill material should consist of relatively well-graded soil, or an approved rock product that is free of organic material and debris, and contains particles not greater than 4 inches nominal dimension.

The suitability of soil for use as compacted structural fill will depend on the gradation and moisture content of the soil when it is placed. As the amount of fines (material finer than the US Standard No. 200 Sieve) increases, soil becomes increasingly sensitive to small changes in moisture content and compaction becomes more difficult to achieve. Soils containing more than about 5% fines cannot consistently be compacted to a dense, non-yielding condition when the water content is significantly greater (or significantly less) than optimum.

If fill and excavated material will be placed on slopes steeper than 5H:1V, these must be keyed/benched into the existing slopes and installed in horizontal lifts. Vertical steps between benches should be approximately 2 feet.

4.3.1 On-Site Soil

On-site soils encountered in our explorations are generally suitable for placement as structural fill for mass grading to raise the site during moderate, dry weather when moisture contents can be maintained by air drying and/or addition of water. The fine-grained fraction of the site soils are moisture sensitive, and during wet weather, may become unworkable because of excess moisture content. In order to reduce moisture content, some aerating and drying of fine-grained soils may be required. The material should be placed in lifts with a maximum uncompacted thickness of approximately 8 inches and compacted to at least 92% of the maximum dry density, as determined by ASTM D1557 (modified proctor).

4.3.2 Imported Granular Materials

Imported granular material used during periods of wet weather or for haul roads, building pad subgrades, staging areas, etc., should be pit or quarry run rock, crushed rock, or crushed gravel and sand, and should meet the specifications provided in WSDOT SS 9-03.14(2) – Select Borrow. In addition, the imported granular material should be fairly well graded between coarse and fine, and of the fraction passing the US Standard No. 4 Sieve, less than 5% by dry weight should pass the US Standard No. 200 Sieve.

Imported granular material should be placed in lifts with a maximum uncompacted thickness of 9 inches and be compacted to not less than 95% of the maximum dry density, as determined by ASTM D1557.

4.3.3 Base Aggregate

Base aggregate for floor slabs and beneath pavements should be clean crushed rock or crushed gravel. The base aggregate should contain no deleterious materials, meet specifications provided in WSDOT SS 9-03.9(3) – Crushed Surfacing Base Course, and have less than 5% (by dry weight) passing the US Standard No. 200 Sieve. The imported granular material should be placed in one lift and compacted to at least 95% of the maximum dry density, as determined by ASTM D1557.

4.3.4 Foundation Base Aggregate

Imported granular material placed at the base of excavations for spread footings, slabs-on-grade, and other below-grade structures should be clean, crushed rock or crushed gravel and sand that is fairly well graded between coarse and fine. The granular materials should contain no deleterious materials, have a maximum particle size of 1½ inch, and meet WSDOT SS 9-03.12(1)A – Gravel Backfill for Foundations (Class A). The imported granular material should be placed in one lift and compacted to not less than 95% of the maximum dry density, as determined by ASTM D1557.

4.3.5 Trench Backfill

Trench backfill placed beneath, adjacent to, and for at least 2 feet above utility lines (i.e., the pipe zone) should consist of well-graded granular material with a maximum particle size of 1 inch and less than 10% by dry weight passing the US Standard No. 200 Sieve, and should meet the standards prescribed by WSDOT SS 9-03.12(3) – Gravel Backfill for Pipe Zone Bedding. The pipe zone backfill should be compacted to at least 90% of the maximum dry density as determined by ASTM D1557, or as required by the pipe manufacturer or local building department.

Within pavement areas or beneath building pads, the remainder of the trench backfill should consist of well-graded granular material with a maximum particle size of 1½ inches, less than 10% by dry weight passing the US Standard No. 200 Sieve, and should meet standards prescribed by WSDOT SS 9-03.19 – Bank Run Gravel for Trench Backfill. This material should be compacted to at least 92% of the maximum dry density, as determined by ASTM D1557, or as required by the pipe manufacturer or local building department. The upper 2 feet of the trench backfill should be compacted to at least 95% of the maximum dry density, as determined by ASTM D1557.

Outside of structural improvement areas (e.g., roadway alignments or building pads), trench backfill placed above the pipe zone should consist of excavated material free of wood waste, debris, clods, or rocks greater than 6 inches in diameter and meet WSDOT SS 9-03.14 – Borrow and WSDOT SS 9-03.15 – Native Material for Trench Backfill. This general trench backfill should be compacted to at least 90% of the maximum dry density, as determined by ASTM D1557, or as required by the pipe manufacturer or local building department.

4.3.6 Stabilization Material

Stabilization rock should consist of pit or quarry run rock that is well-graded, angular, crushed rock consisting of 4- or 6-inch-minus material with less than 5% passing the US Standard No. 4 Sieve. The material should be free of organic matter and other deleterious material. WSDOT SS 9-13.1(5) – Quarry Spalls can be used as a general specification for this material with the stipulation of limiting the maximum size to 6 inches.

5 ADDITIONAL SERVICES AND CONSTRUCTION OBSERVATIONS

In most cases, other services beyond completion of a final geotechnical engineering report are necessary or desirable to complete the project. Occasionally, conditions or circumstances arise that require additional work that was not anticipated when the geotechnical report was written. PBS offers a range of environmental, geological, geotechnical, and construction services to suit the varying needs of our clients.

PBS should be retained to review the plans and specifications for this project before they are finalized. Such a review allows us to verify that our recommendations and concerns have been adequately addressed in the design.

Satisfactory earthwork performance depends on the quality of construction. Sufficient observation of the contractor's activities is a key part of determining that the work is completed in accordance with the construction drawings and specifications. We recommend that PBS be retained to observe general excavation, stripping, fill placement, footing subgrades, and/or pile installation. Subsurface conditions observed during construction should be compared with those encountered during the subsurface explorations. Recognition of changed conditions requires experience; therefore, qualified personnel should visit the site with sufficient frequency to detect whether subsurface conditions change significantly from those anticipated.

6 LIMITATIONS

This report has been prepared for the exclusive use of the addressee, and their architects and engineers, for aiding in the design and construction of the proposed development and is not to be relied upon by other parties. It is not to be photographed, photocopied, or similarly reproduced, in total or in part, without express written consent of the client and PBS. It is the addressee's responsibility to provide this report to the appropriate design professionals, building officials, and contractors to ensure correct implementation of the recommendations.

The opinions, comments, and conclusions presented in this report are based upon information derived from our literature review, field explorations, laboratory testing, and engineering analyses. It is possible that soil, rock, or groundwater conditions could vary between or beyond the points explored. If soil, rock, or groundwater conditions are encountered during construction that differ from those described herein, the client is responsible for ensuring that PBS is notified immediately so that we may reevaluate the recommendations of this report.

Unanticipated fill, soil and rock conditions, and seasonal soil moisture and groundwater variations are commonly encountered and cannot be fully determined by merely taking soil samples or completing explorations such as soil borings or test pits. Such variations may result in changes to our recommendations and may require additional funds for expenses to attain a properly constructed project; therefore, we recommend a contingency fund to accommodate such potential extra costs.

The scope of work for this subsurface exploration and geotechnical report did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or groundwater at this site.

If there is a substantial lapse of time between the submission of this report and the start of work at the site, if conditions have changed due to natural causes or construction operations at or adjacent to the site, or if the basic project scheme is significantly modified from that assumed, this report should be reviewed to determine the applicability of the conclusions and recommendations presented herein. Land use, site conditions (both on and off site), or other factors may change over time and could materially affect our findings; therefore, this report should not be relied upon after three years from its issue, or in the event that the site conditions change.

7 REFERENCES

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Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

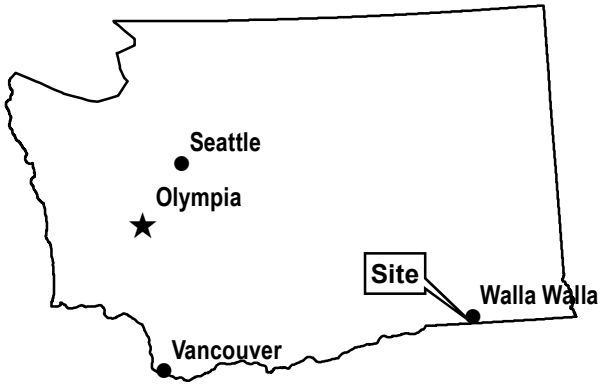
Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration*** by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

Figures



VICINITY MAP

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

DATE: JAN 2022 · PROJECT: 67881.000

PBS

FIGURE
1

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EXPLANATION

- <all other values>
- B-1 - Boring name and approximate location
- TP-1 - Test pit name and approximate location
- TP-3 - Test pit name and approximate location with infiltration test
- A-A' - Slope stability profile name and approximate location
- 5-foot elevation contour (NAVD88)

SOURCES: Google Earth 2019; elevation contours and slope stability profiles derived from WADNR LiDAR.

1 inch = 200 feet

0 100 200 Feet 400

SITE PLAN

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

DATE: JAN 2022 · PROJECT: 67881.000

PBS

FIGURE 2

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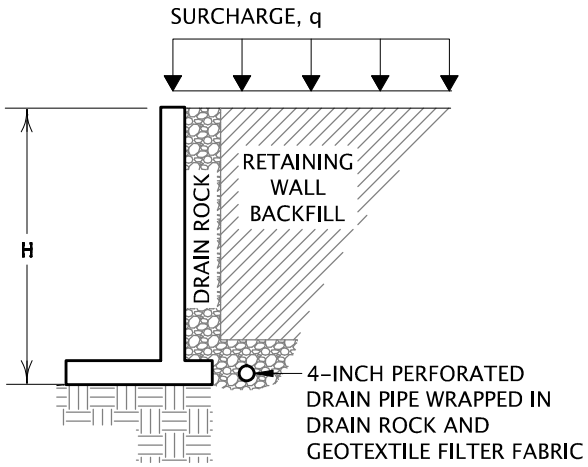
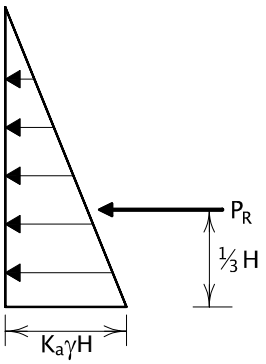


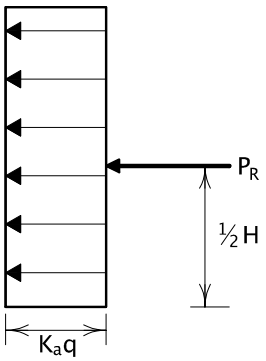
PARAMETER	VALUE
K_a	0.36
K_o	0.43
ΔK_{ae}	0.075
γ	110 pcf

ACTIVE EARTH PRESSURE



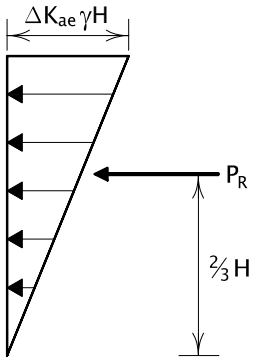
$$P_R = K_a \gamma \frac{H^2}{2}$$

SURCHARGE PRESSURE (ACTIVE)



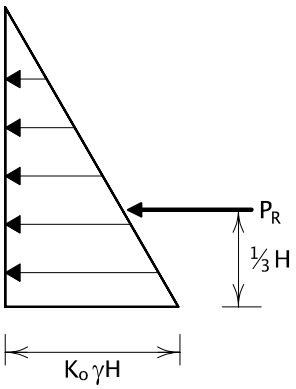
$$P_R = K_a\, q\, H$$

SEISMIC SURCHARGE PRESSURE



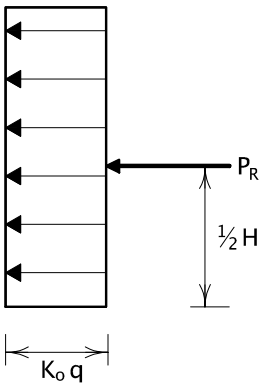
$$P_R = \Delta K_{ae} \gamma \frac{H^2}{2}$$

AT-REST EARTH PRESSURE



$$P_R = K_o \gamma \frac{H^2}{2}$$

SURCHARGE PRESSURE (AT-REST)

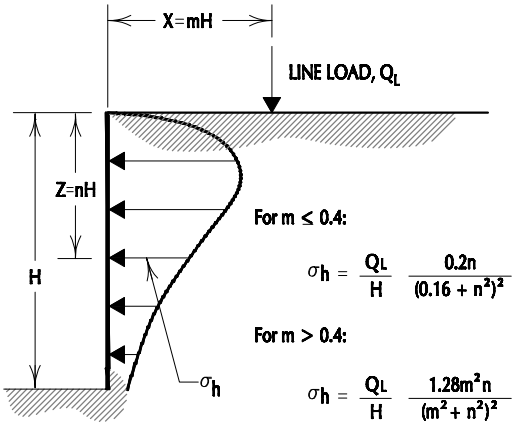


$$P_R = K_o\, q\, H$$

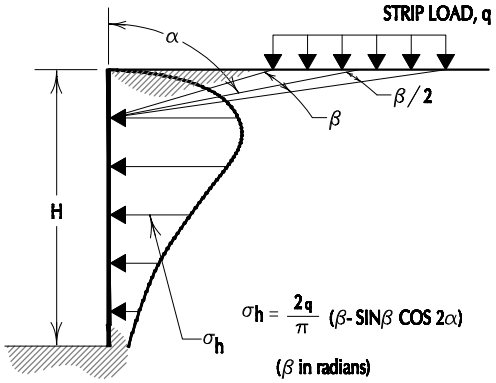
RETAINING WALL EARTH PRESSURE DIAGRAM

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

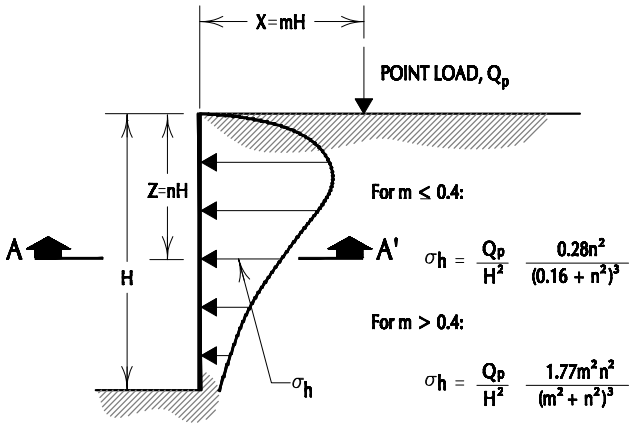
JAN 2022
67881.000
FIGURE
3

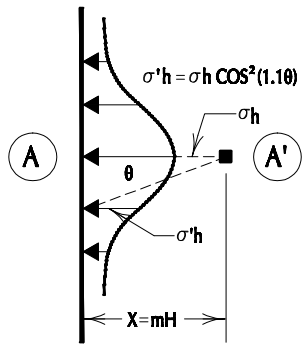


LINE LOAD PARALLEL TO WALL



STRIP LOAD PARALLEL TO WALL





DISTRIBUTION OF HORIZONTAL PRESSURES

VERTICAL POINT LOAD

NOTES:

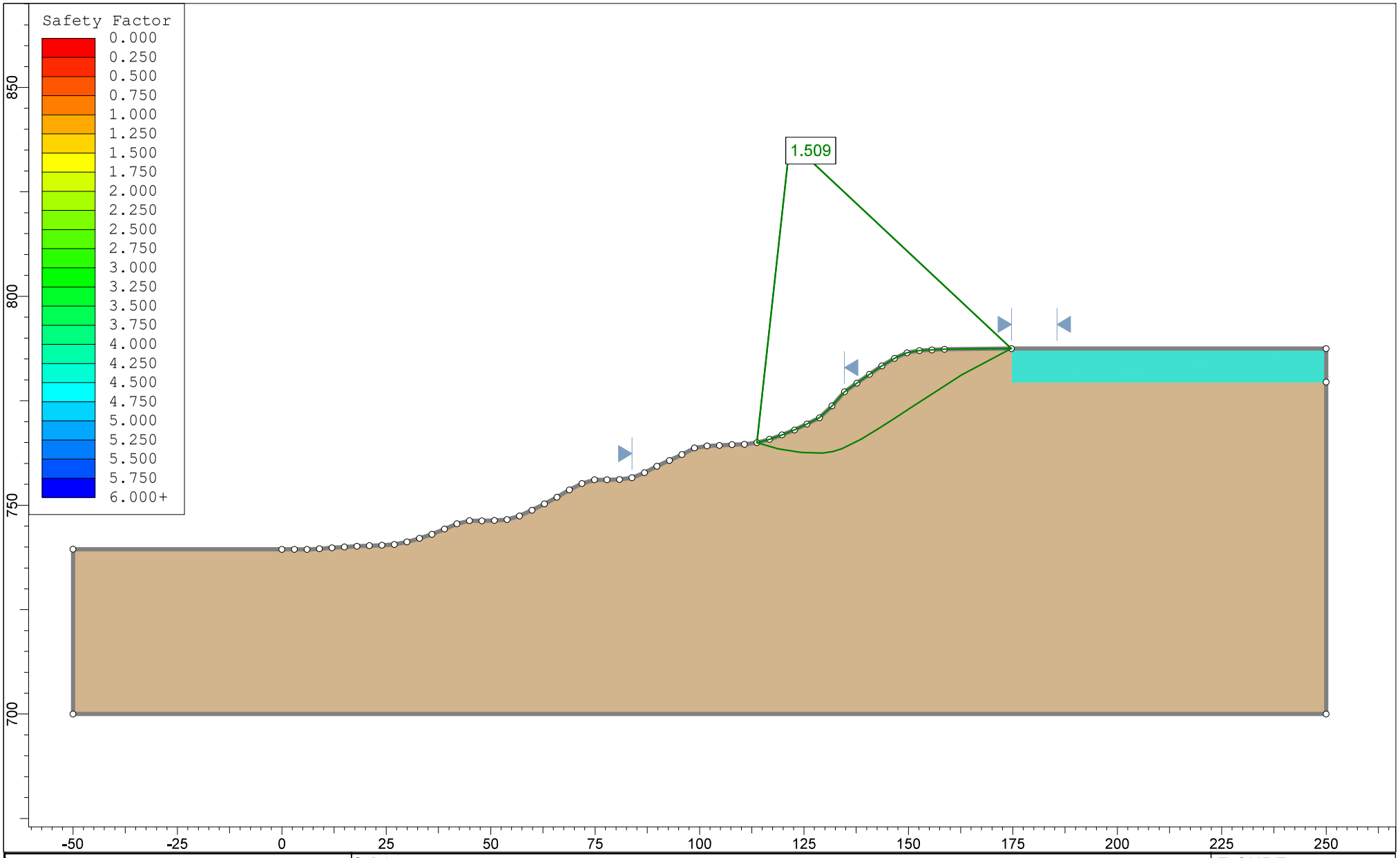
1. THESE GUIDELINES APPLY TO RIGID WALLS WITH POISSON'S RATIO ASSUMED TO BE 0.5 FOR BACKFILL MATERIALS.
2. LATERAL PRESSURES FROM ANY COMBINATION OF ABOVE LOADS MAY BE DETERMINED BY THE PRINCIPLE OF SUPERPOSITION.

PBS

LATERAL SURCHARGE DETAIL

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

JAN 2022
67881.000
FIGURE
4



PBS	Project: SLIDE - An Interactive Slope Stability Program	FIGURE: 5
	Analysis Description: Section 1, Static	
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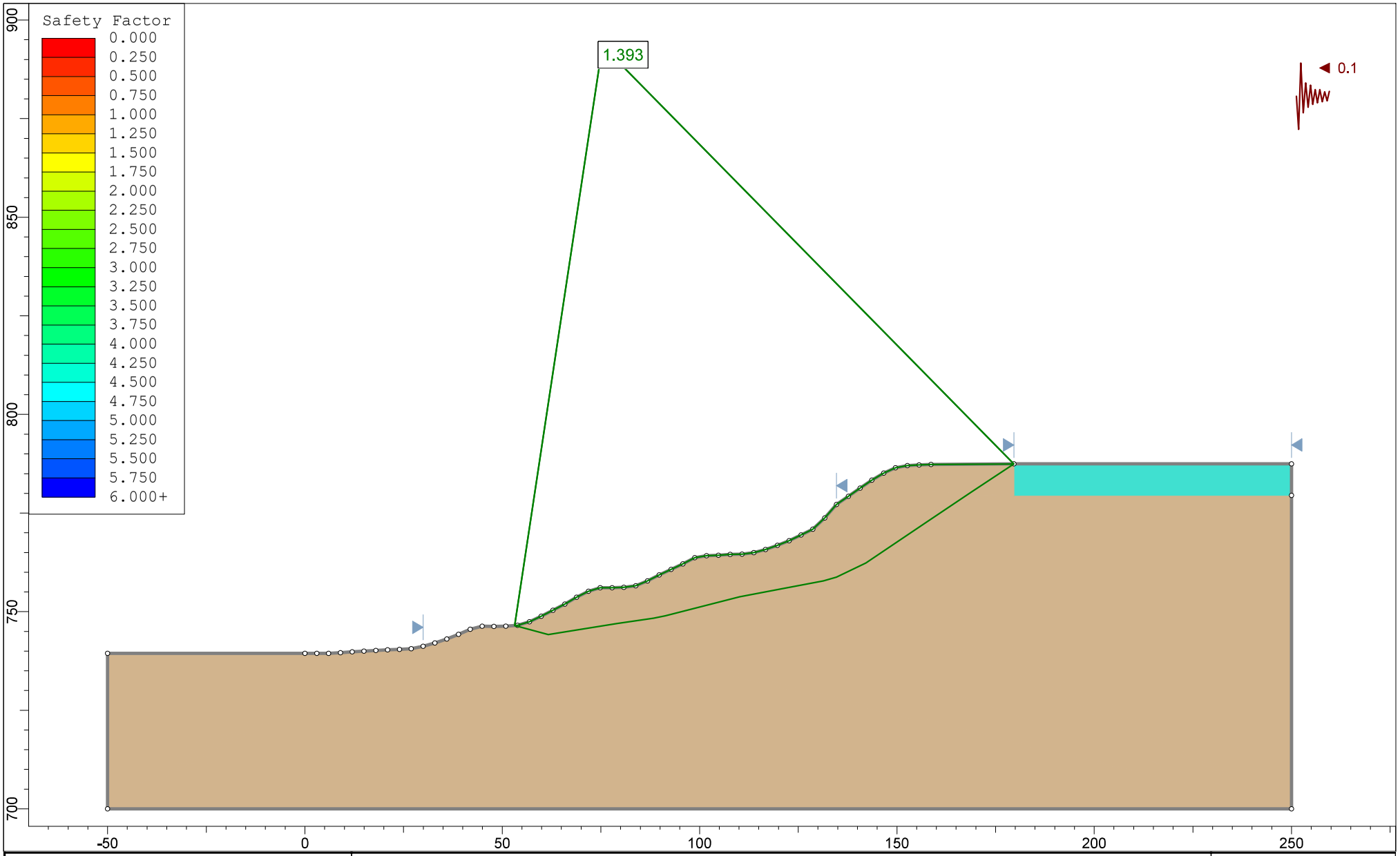
	Date: 12/30/2021, 3:43:50 PM	File Name: Section1_EntryExit_Pool.slim



PBS	Project: SLIDE - An Interactive Slope Stability Program	FIGURE: 6
	Analysis Description: Section 1, Pseudostatic	
	Drawn By: CN	Company: PBS Engineering and Environmental Inc.
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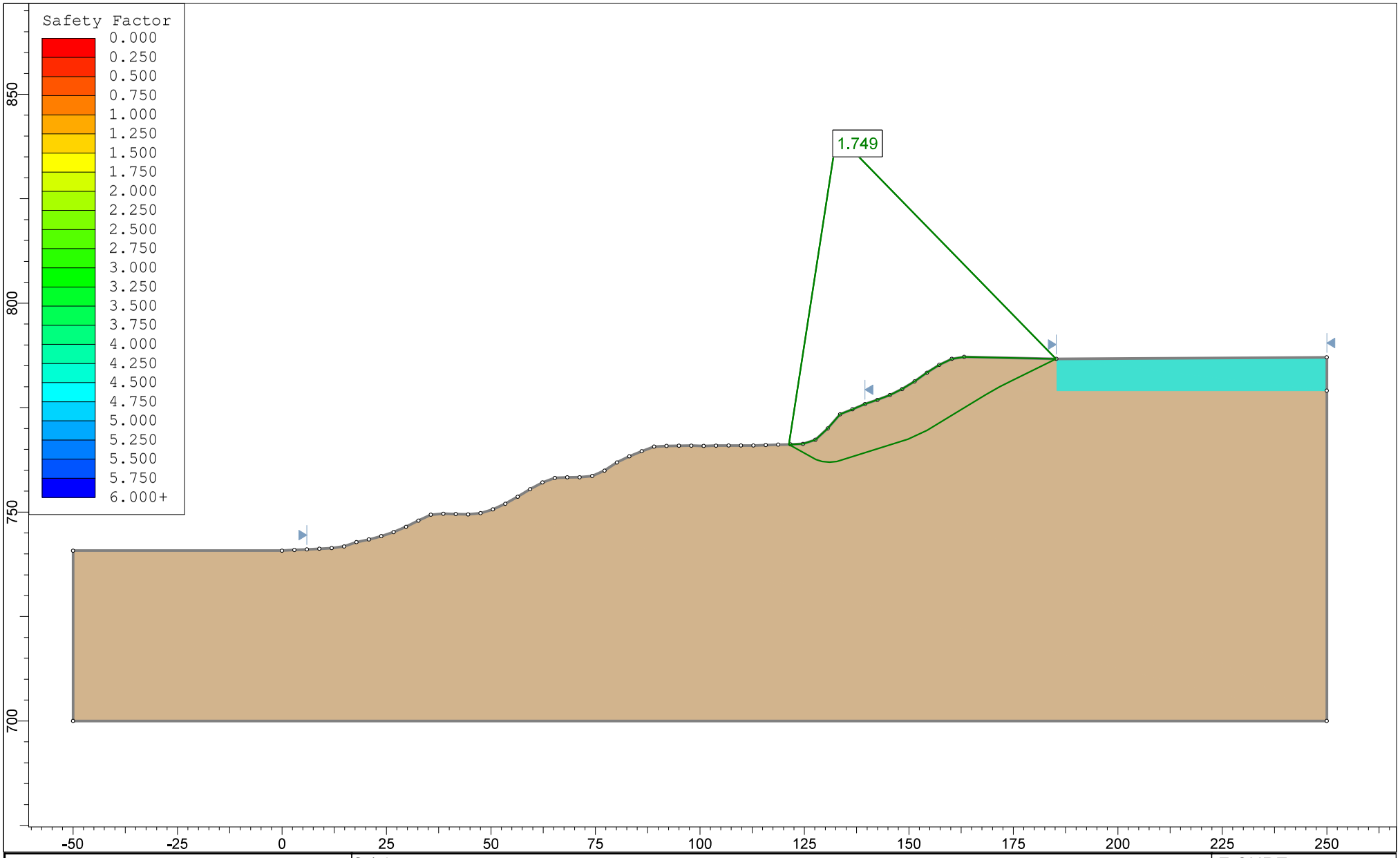

PBS	Project: SLIDE - An Interactive Slope Stability Program	FIGURE: 7
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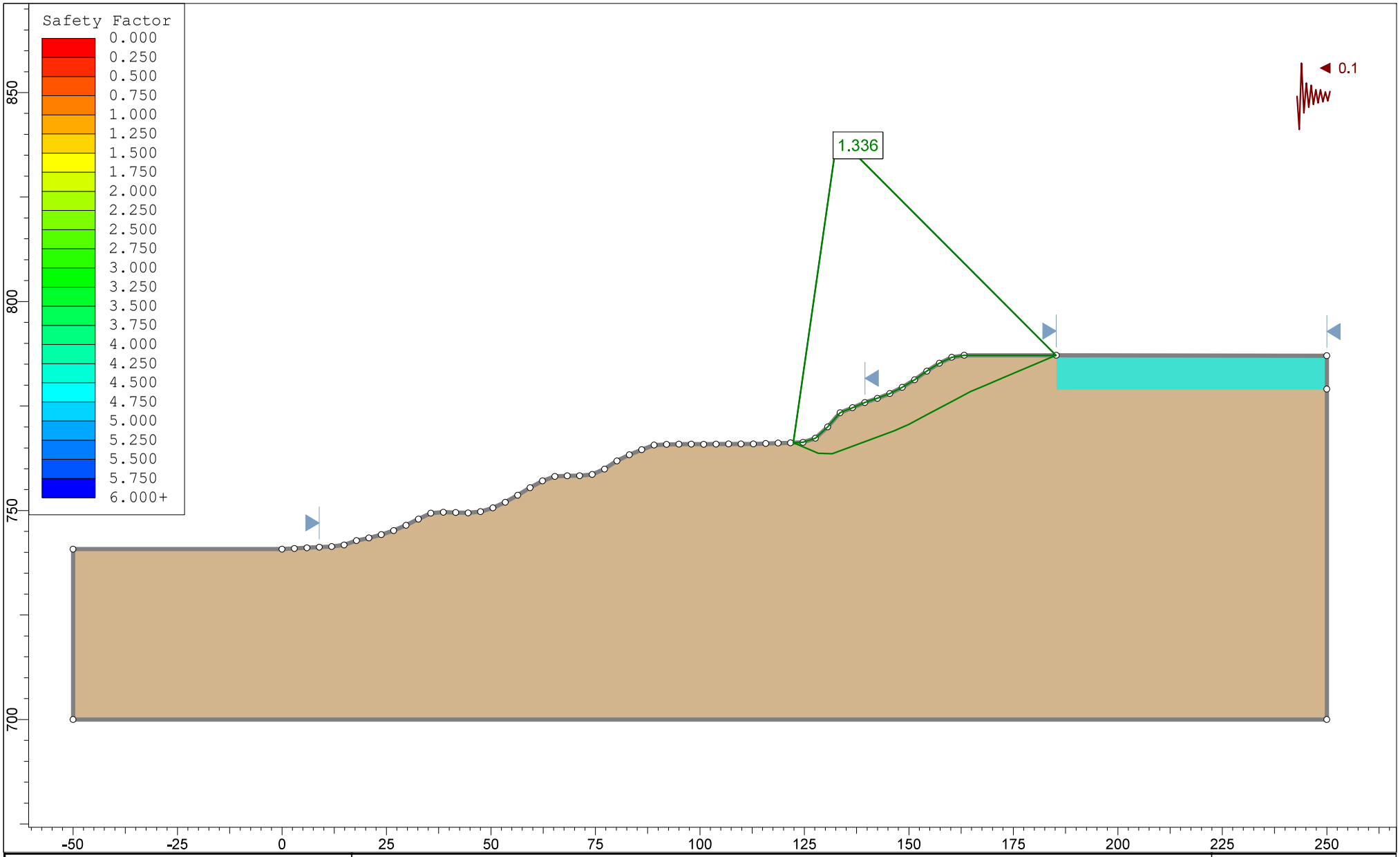


PBS	Project: SLIDE - An Interactive Slope Stability Program	FIGURE: 8
	Analysis Description: Section 2, Pseudostatic	
	Drawn By: CN	Company: PBS Engineering and Environmental Inc.
	Date: 12/30/2021, 3:43:50 PM	File Name: Section2_EntryExit_Pool_Seismic.slim

Appendix A
Field Explorations

Appendix A: Field Explorations

A1 GENERAL

PBS explored subsurface conditions at the project site by advancing two borings to depths of approximately 51.5 feet bgs on December 21 and December 22, 2021. PBS also explored subsurface conditions at the project site by excavating eight test pits to depths of up to 10 feet bgs on November 17, 2021. The approximate locations of the explorations are shown on Figure 2, Site Plan. The procedures used to advance the borings and test pits, collect samples, and other field techniques are described in detail in the following paragraphs. Unless otherwise noted, all soil sampling and classification procedures followed engineering practices in general accordance with relevant ASTM procedures. "General accordance" means that certain local drilling/excavation and descriptive practices and methodologies have been followed.

A2 BORINGS

A2.1 Drilling

Borings were advanced using a truck-mounted CME-75 drill rig provided and operated by Holt Services, Inc., of Vancouver, Washington, using mud rotary drilling techniques. The borings were observed by a member of the PBS geotechnical staff, who maintained a detailed log of the subsurface conditions and materials encountered during the course of the work.

A2.2 Sampling

Disturbed soil samples were taken in the borings at selected depth intervals. The samples were obtained using a standard 2-inch outside diameter, split-spoon sampler following procedures prescribed for the standard penetration test (SPT). Using the SPT, the sampler is driven 18 inches into the soil using a 140-pound hammer dropped 30 inches. The number of blows required to drive the sampler the last 12 inches is defined as the standard penetration resistance (N-value). The N-value provides a measure of the relative density of granular soils such as sands and gravels, and the consistency of cohesive soils such as clays and plastic silts. The disturbed soil samples were examined by a member of the PBS geotechnical staff and then sealed in plastic bags for further examination and physical testing in our laboratory.

A2.3 Boring Logs

The boring logs show the various types of materials that were encountered in the borings and the depths where the materials and/or characteristics of these materials changed, although the changes may be gradual. Where material types and descriptions changed between samples, the contacts were interpreted. The types of samples taken during drilling, along with their sample identification number, are shown to the right of the classification of materials. The N-values and natural water (moisture) contents are shown farther to the right.

A3 TEST PITS

A3.1 Excavation

Test pits were excavated using a Kubota KX057-5 excavator equipped with a 24-inch-wide, toothed bucket provided and operated by Yellowhawk Resort and Sparkling House. The test pits were observed by a member of the PBS geotechnical staff, who maintained a detailed log of the subsurface conditions and materials encountered during the course of the work.

A3.2 Sampling

Representative disturbed samples were taken at selected depths in the test pits. The disturbed soil samples were examined by a member of the PBS geotechnical staff and sealed in plastic bags for further examination.

A3.3 Test Pit Logs

The test pit logs show the various types of materials that were encountered in the excavations and the depths where the materials and/or characteristics of these materials changed, although the changes may be gradual. Where material types and descriptions changed between samples, the contacts were interpreted. The types of samples taken during excavation, along with their sample identification number, are shown to the right of the classification of materials. The natural water (moisture) contents are shown farther to the right. Measured seepage levels, if observed, are noted in the column to the right.

A4 MATERIAL DESCRIPTION

Initially, samples were classified visually in the field. Consistency, color, relative moisture, degree of plasticity, and other distinguishing characteristics of the soil samples were noted. Afterward, the samples were reexamined in the PBS laboratory, various standard classification tests were conducted, and the field classifications were modified where necessary. The terminology used in the soil classifications and other modifiers are defined in Table A-1, Terminology Used to Describe Soil.

Table A-1
Terminology Used to Describe Soil

Soil Descriptions

Soils exist in mixtures with varying proportions of components. The predominant soil, i.e., greater than 50 percent based on total dry weight, is the primary soil type and is capitalized in our log descriptions (SAND, GRAVEL, SILT, or CLAY). Smaller percentages of other constituents in the soil mixture are indicated by use of modifier words in general accordance with the ASTM D2488-06 Visual-Manual Procedure. "General Accordance" means that certain local and common descriptive practices may have been followed. In accordance with ASTM D2488-06, group symbols (such as GP or CH) are applied on the portion of soil passing the 3-inch (75mm) sieve based on visual examination. The following describes the use of soil names and modifying terms used to describe fine- and coarse-grained soils.

Fine-Grained Soils (50% or greater fines passing 0.075 mm, No. 200 sieve)
The primary soil type, i.e., SILT or CLAY is designated through visual-manual procedures to evaluate soil toughness, dilatency, dry strength, and plasticity. The following outlines the terminology used to describe fine-grained soils, and varies from ASTM D2488 terminology in the use of some common terms.

Primary soil NAME, Symbols, and Adjectives			Plasticity Description	Plasticity Index (PI)
SILT (ML & MH)	**CLAY (CL & CH)**	**ORGANIC SOIL (OL & OH)**		
SILT		Organic SILT	Non-plastic	0 – 3
SILT		Organic SILT	Low plasticity	4 – 10
SILT/Elastic SILT	Lean CLAY	Organic SILT/ Organic CLAY	Medium Plasticity	10 – 20
Elastic SILT	Lean/Fat CLAY	Organic CLAY	High Plasticity	20 – 40
Elastic SILT	Fat CLAY	Organic CLAY	Very Plastic	>40

Modifying terms describing secondary constituents, estimated to 5 percent increments, are applied as follows:

Description	% Composition	
With Sand	% Sand ≥ % Gravel	15% to 25% plus No. 200
With Gravel	% Sand < % Gravel	
Sandy	% Sand ≥ % Gravel	≤30% to 50% plus No. 200
Gravelly	% Sand < % Gravel	

Borderline Symbols, for example CH/MH, are used when soils are not distinctly in one category or when variable soil units contain more than one soil type. **Dual Symbols,** for example CL-ML, are used when two symbols are required in accordance with ASTM D2488.

Soil Consistency terms are applied to fine-grained, plastic soils (i.e., PI ≥ 7). Descriptive terms are based on direct measure or correlation to the Standard Penetration Test N-value as determined by ASTM D1586-84, as follows. SILT soils with low to non-plastic behavior (i.e., PI < 7) may be classified using relative density.

Consistency Term	SPT N-value	Unconfined Compressive Strength	
		tsf	kPa
Very soft	Less than 2	Less than 0.25	Less than 24
Soft	2 – 4	0.25 – 0.5	24 – 48
Medium stiff	5 – 8	0.5 – 1.0	48 – 96
Stiff	9 – 15	1.0 – 2.0	96 – 192
Very stiff	16 – 30	2.0 – 4.0	192 – 383
Hard	Over 30	Over 4.0	Over 383

Soil Descriptions

Coarse - Grained Soils (less than 50% fines)

Coarse-grained soil descriptions, i.e., SAND or GRAVEL, are based on the portion of materials passing a 3-inch (75mm) sieve. Coarse-grained soil group symbols are applied in accordance with ASTM D2488-06 based on the degree of grading, or distribution of grain sizes of the soil. For example, well-graded sand containing a wide range of grain sizes is designated SW; poorly graded gravel, GP, contains high percentages of only certain grain sizes. Terms applied to grain sizes follow.

Material NAME	Particle Diameter	
	Inches	Millimeters
SAND (SW or SP)	0.003 – 0.19	0.075 – 4.8
GRAVEL (GW or GP)	0.19 – 3	4.8 – 75
Additional Constituents:		
Cobble	3 – 12	75 – 300
Boulder	12 – 120	300 – 3050

The primary soil type is capitalized, and the fines content in the soil are described as indicated by the following examples. Percentages are based on estimating amounts of fines, sand, and gravel to the nearest 5 percent. Other soil mixtures will have similar descriptive names.

Example: Coarse-Grained Soil Descriptions with Fines

>5% to < 15% fines (Dual Symbols)	≥15% to < 50% fines
Well graded GRAVEL with silt: GW-GM	Silty GRAVEL: GM
Poorly graded SAND with clay: SP-SC	Silty SAND: SM

Additional descriptive terminology applied to coarse-grained soils follow.

Example: Coarse-Grained Soil Descriptions with Other Coarse-Grained Constituents

Coarse-Grained Soil Containing Secondary Constituents	
With sand or with gravel	≥ 15% sand or gravel
With cobbles; with boulders	Any amount of cobbles or boulders.

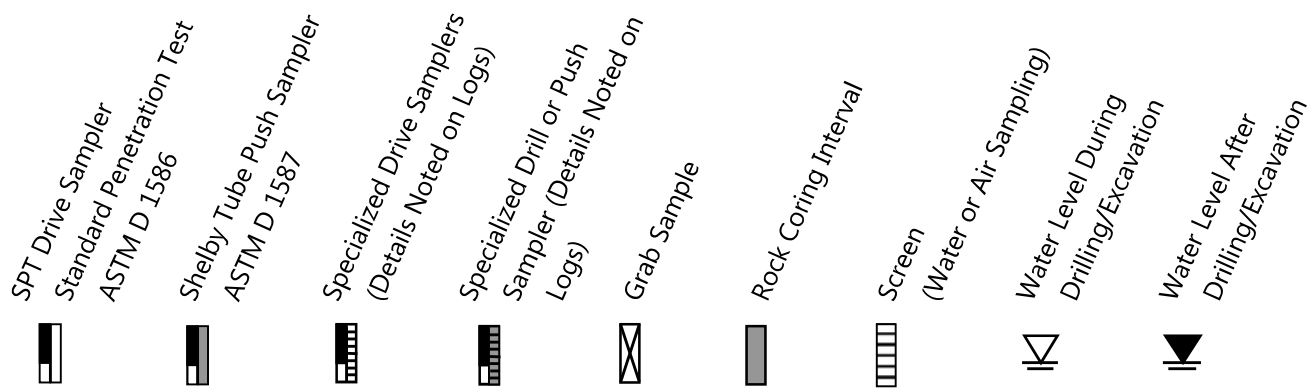
Cobble and boulder deposits may include a description of the matrix soils, as defined above.

Relative Density terms are applied to granular, non-plastic soils based on direct measure or correlation to the Standard Penetration Test N-value as determined by ASTM D1586-84.

Relative Density Term	SPT N-value
Very loose	0 – 4
Loose	5 – 10
Medium dense	11 – 30
Dense	31 – 50
Very dense	> 50

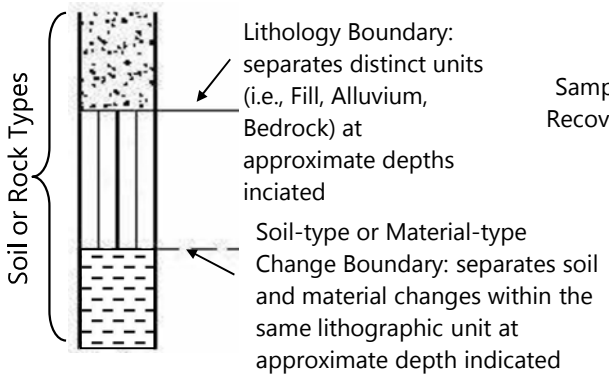
Table A-2
Key To Test Pit and Boring Log Symbols

SAMPLING DESCRIPTIONS

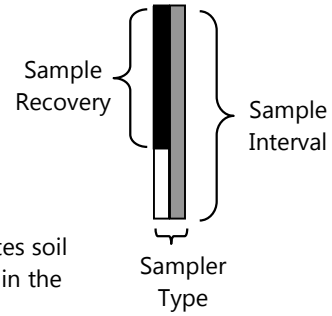


LOG GRAPHICS

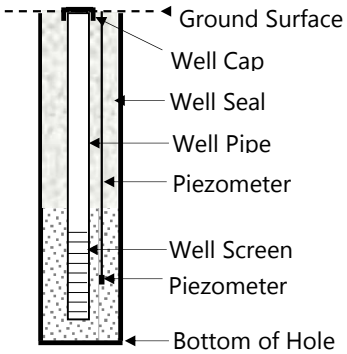
Soil and Rock



Sampling Symbols



Instrumentation Detail



Geotechnical Testing Acronym Explanations

PP	Pocket Penetrometer	HYD	Hydrometer Gradation
TOR	Torvane	SIEV	Sieve Gradation
DCP	Dynamic Cone Penetrometer	DS	Direct Shear
ATT	Atterberg Limits	DD	Dry Density
PL	Plasticity Limit	CBR	California Bearing Ratio
LL	Liquid Limit	RES	Resilient Modulus
PI	Plasticity Index	VS	Vane Shear
P200	Percent Passing US Standard No. 200 Sieve	bgs	Below ground surface
OC	Organic Content	MSL	Mean Sea Level
CON	Consolidation	HCL	Hydrochloric Acid
UC	Unconfined Compressive Strength		

Details of soil and rock classification systems are available on request.

PBS

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

BORING B-1

APPROX. BORING B-1 LOCATION:
(See Site Plan)
Lat: 46.01728 Long: -118.39652

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	DEPTH	TESTING	SAMPLE TYPE / SAMPLE ID	UNCORRECTED N-VALUE / DYNAMIC CONE PENETROMETER / MOISTURE CONTENT % / RQD% / CORE REC%	INSTALLATION AND COMMENTS
0.0		Soft, brown SILT (ML); low plasticity; moist	0.0				Surface Conditions: Grass
2.0					S-1	4	No recovery
4.0							
6.0					S-2	4	
8.0		becomes stiff			S-3	9	
10.0					S-4	12	No recovery
12.0							
14.0							
16.0		becomes very stiff		ATT	S-5	27	LL = 24 PL = 22 PI = 2
18.0							
20.0		becomes hard			S-6	32	No recovery
22.0							
24.0							
26.0		becomes very stiff			S-7	29	
28.0							
30.0							

NOTE: Lines representing the interface between soil/rock units of differing description are approximate only, inferred where between samples, and may indicate gradual transition.

0 50 100

DRILLING METHOD: Mud Rotary - Tricone
DRILLED BY: Holt Services, Inc.
LOGGED BY: C. Nealey

BIT DIAMETER: 5 7/8 inches
HAMMER EFFICIENCY PERCENT:
LOGGING COMPLETED: 12/21/2021

FIGURE A1

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

BORING B-1
(continued)

APPROX. BORING B-1 LOCATION:
(See Site Plan)
Lat: 46.01728 Long: -118.39652

DEPTH FEET	MATERIAL DESCRIPTION	DEPTH	TESTING	SAMPLE TYPE / SAMPLE ID	INSTALLATION AND COMMENTS
30.0	Hard, brown, sandy SILT (ML); low plasticity; fine sand; moist	30.0	P200	S-8	P200 = 63%
35.0	Hard, brown SILT (ML); low plasticity; moist	35.0		S-9	
40.0	weak cementation			S-10	
45.0				S-11	
50.0	no cementation		P200 ATT	S-12	P200 = 95% LL = 27 PL = 23 PI = 4
51.5	Final depth 51.5 feet bgs; boring backfilled with bentonite. Groundwater not measured due to mud rotary drilling.	51.5			

NOTE: Lines representing the interface between soil/rock units of differing description are approximate only, inferred where between samples, and may indicate gradual transition.

▲ UNCORRECTED N-VALUE
◆ DYNAMIC CONE PENETROMETER
● MOISTURE CONTENT %
RQD% CORE REC%

0 50 100

49 60 44 72 40

Surface Conditions: Grass

DRILLING METHOD: Mud Rotary - Tricone
DRILLED BY: Holt Services, Inc.
LOGGED BY: C. Nealey

BIT DIAMETER: 5 7/8 inches
HAMMER EFFICIENCY PERCENT:
LOGGING COMPLETED: 12/21/2021

FIGURE A1
Page 2 of 2

BORING LOG 67881.000 B1-2_TP1-8 20212228.GPJ PBS_DATATMPL_GEO.GDT PRINT DATE: 1/12/22 RPG

PBS

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

BORING B-2

APPROX. BORING B-2 LOCATION:
(See Site Plan)
Lat: 46.01728 Long: -118.39626

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	DEPTH	TESTING	SAMPLE TYPE SAMPLE ID	UNCORRECTED N-VALUE / DYNAMIC CONE PENETROMETER / MOISTURE CONTENT % / RQD% / CORE REC%	INSTALLATION AND COMMENTS
0.0		Soft, brown SILT (ML); low plasticity; moist	0.0				Surface Conditions: Grass
2.0					S-1	4	
4.0		becomes medium stiff			S-2	8	3-inch sampler
6.0							
8.0					S-3	7	3-inch sampler; no recovery
10.0		becomes soft			S-4	5	3-inch sampler
12.0		Loose, gray, poorly graded GRAVEL (GP); coarse, rounded gravel; moist	11.0 11.3				
		Soft, brown SILT (ML); low plasticity; moist					
14.0		becomes medium stiff			S-5	5	
16.0							
18.0							
20.0		Very stiff, brown, SILT (ML) with sand; low plasticity; fine sand; moist	20.0		S-6	26	
22.0							
24.0		becomes hard		P200	S-7	39	P200 = 82%
26.0							
28.0							
30.0							

0 50 100

BORING LOG 67881.000 B1-2 TP1-8 20212228.GPJ PBS_DATATMPL_GEO.GDT PRINT DATE: 1/12/22 RPG

DRILLING METHOD: Mud Rotary - Tricone
DRILLED BY: Holt Services, Inc.
LOGGED BY: C. Nealey

BIT DIAMETER: 5 7/8 inches
HAMMER EFFICIENCY PERCENT:
LOGGING COMPLETED: 12/21/2021

FIGURE A2

PBS

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

BORING B-2
(continued)

APPROX. BORING B-2 LOCATION:
(See Site Plan)
Lat: 46.01728 Long: -118.39626

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	DEPTH	TESTING	SAMPLE TYPE / SAMPLE ID	UNCORRECTED N-VALUE / DYNAMIC CONE PENETROMETER / MOISTURE CONTENT % / RQD% / CORE REC% (0 50 100)	INSTALLATION AND COMMENTS
30.0		NOTE: Lines representing the interface between soil/rock units of differing description are approximate only, inferred where between samples, and may indicate gradual transition.					Surface Conditions: Grass
		Hard, brown SILT (ML) with sand; low plasticity; fine sand; moist	30.0		S-8	38	
32.0							
34.0		moderate cementation			S-9	40	
36.0							
38.0							
40.0		no cementation			S-10	65	
42.0							
44.0							
		Hard, brown SILT (ML); low plasticity; moist	45.0		S-11	85	
46.0							
48.0							
50.0				P200	S-12	81	P200 = 92%
		Final depth 51.5 feet bgs; boring backfilled with bentonite. Groundwater not measured due to mud rotary drilling.	51.5				
52.0							
54.0							
56.0							
58.0							
60.0							

BORING LOG 67881.000 B1-2_TP1-8 20212228.GPJ PBS_DATATMPL_GEO.GDT PRINT DATE: 1/12/22 RPG

DRILLING METHOD: Mud Rotary - Tricone
DRILLED BY: Holt Services, Inc.
LOGGED BY: C. Nealey

BIT DIAMETER: 5 7/8 inches
HAMMER EFFICIENCY PERCENT:
LOGGING COMPLETED: 12/21/2021

FIGURE A2

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

TEST PIT TP-1

APPROX. TEST PIT TP-1 LOCATION:
(See Site Plan)

Lat: 46.01821 Long: -118.39455

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	DEPTH	TESTING	SAMPLE TYPE SAMPLE ID	DYNAMIC CONE PENETROMETER / STATIC PENETROMETER / MOISTURE CONTENT % (0 50 100)	COMMENTS
0.0		Stiff, brown SILT (ML); low plasticity; weak cementation; moist	0.0				Surface Conditions: Vinyard
		becomes dry			S-1		
2.0		fine roots to 3 feet bgs					
4.0				DCP	S-2	12	
6.0							
8.0		Final depth 8.0 feet bgs; test pit backfilled with excavated material to existing ground surface.	8.0		S-3		
10.0							
12.0							
14.0							

LOGGED BY: C. Nealey
COMPLETED: 11/17/2021

EXCAVATED BY: Client
EXCAVATION METHOD: Kubota KX057

FIGURE A3
Page 1 of 1

TEST PIT LOG - 1 PER PAGE 67881.000_B1-2_TP1-8_2021228.GPJ PBS_DATATMPL_GEO.GDT PRINT DATE: 1/12/22:RPG

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

TEST PIT TP-2

PBS PROJECT NUMBER:
67881.000

APPROX. TEST PIT TP-2 LOCATION:
(See Site Plan)

Lat: 46.01865 Long: -118.39407

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION Lines representing the interface between soil/rock units of differing description are approximate only, inferred where between samples, and may indicate gradual transition.	DEPTH	TESTING	SAMPLE TYPE SAMPLE ID	DYNAMIC CONE PENETROMETER STATIC PENETROMETER MOISTURE CONTENT %	COMMENTS
0.0		Soft, brown SILT (ML); low plasticity; weak cementation; moist	0.0			0 50 100	Surface Conditions: Vinyard
2.0		becomes dry			S-1		
		fine roots to 3 feet bgs					
4.0				DCP	S-2	4	
6.0		caliche nodules					
8.0		Final depth 8.0 feet bgs; test pit backfilled with excavated material to existing ground surface.	8.0				
10.0							
12.0							
14.0						0 50 100	

LOGGED BY: C. Nealey
COMPLETED: 11/17/2021

EXCAVATED BY: Client
EXCAVATION METHOD: Kubota KX057

FIGURE A4
Page 1 of 1

TEST PIT LOG - 1 PER PAGE 67881.000_B1-2_TP1-8_2021228.GPJ PBS_DATATMPL_GEO.GDT PRINT DATE: 1/12/22:RPG

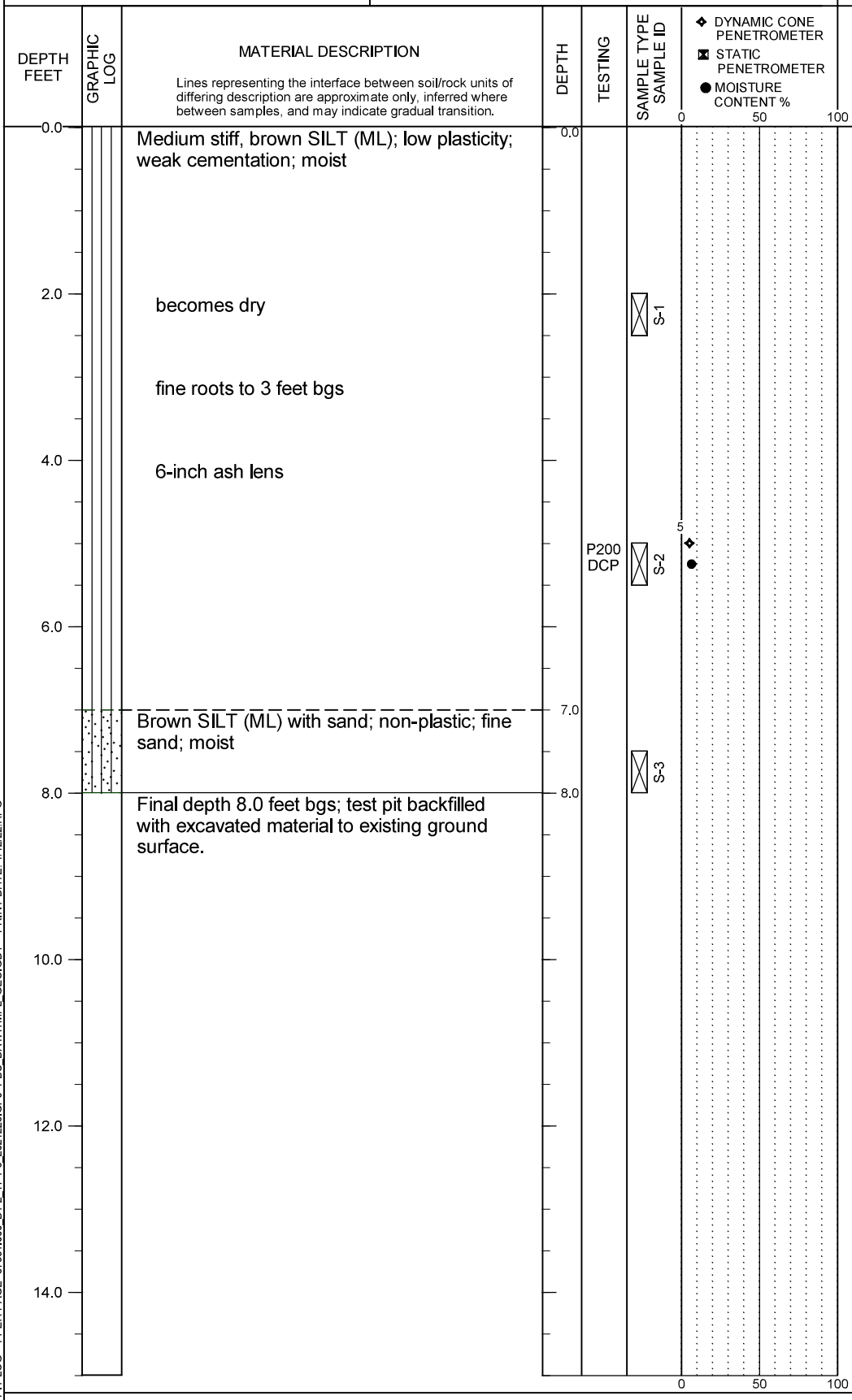
YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

TEST PIT TP-3

APPROX. TEST PIT TP-3 LOCATION:
(See Site Plan)

Lat: 46.01844 Long: -118.39339



LOGGED BY: C. Nealey
COMPLETED: 11/17/2021

EXCAVATED BY: Client
EXCAVATION METHOD: Kubota KX057

FIGURE A5
Page 1 of 1

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

TEST PIT TP-4

APPROX. TEST PIT TP-4 LOCATION:
(See Site Plan)

Lat: 46.01675 Long: -118.39469

DEPTH FEET	MATERIAL DESCRIPTION	TESTING	SAMPLE TYPE / SAMPLE ID	COMMENTS
0.0	Soft, brown SILT (ML); low plasticity; moist			Surface Conditions: Vinyard
2.0	becomes dry		S-1	
	fine roots to 3 feet bgs			
4.0		DCP	S-2	
6.0	moderate cementation			Difficult digging
8.0	Final depth 8.0 feet bgs; test pit backfilled with excavated material to existing ground surface.		S-3	
10.0				
12.0				
14.0				

GRAPHIC LOG

DEPTH

SAMPLE TYPE / SAMPLE ID

DYNAMIC CONE PENETROMETER
STATIC PENETROMETER
MOISTURE CONTENT %

0 50 100

3

0.0

8.0

0 50 100

Lines representing the interface between soil/rock units of differing description are approximate only, inferred where between samples, and may indicate gradual transition.

LOGGED BY: C. Nealey
COMPLETED: 11/17/2021

EXCAVATED BY: Client
EXCAVATION METHOD: Kubota KX057

FIGURE A6
Page 1 of 1

TEST PIT LOG - 1 PER PAGE 67881.000_B1-2_TP1-8_2021228.GPJ PBS_DATATMPL_GEO.GDT PRINT DATE: 1/12/22:RPG

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

TEST PIT TP-5

PBS PROJECT NUMBER:
67881.000

APPROX. TEST PIT TP-5 LOCATION:
(See Site Plan)

Lat: 46.01715 Long: -118.39441

DEPTH FEET	MATERIAL DESCRIPTION	DEPTH	TESTING	SAMPLE TYPE / SAMPLE ID	DYNAMIC CONE PENETROMETER / STATIC PENETROMETER / MOISTURE CONTENT %	COMMENTS
0.0	Stiff, brown SILT (ML) with trace sand; low plasticity; fine sand; weak cementation; moist	0.0				Surface Conditions: Vinyard
	becomes dry			S-1		
2.0	fine roots to 3 feet bgs					
4.0			DCP	S-2	9	
6.0		6.5				Difficult digging
	Brown SILT (ML) with sand; non-plastic; fine sand; moist			S-3		
8.0	Final depth 8.0 feet bgs; test pit backfilled with excavated material to existing ground surface.	8.0				
10.0						
12.0						
14.0						

0 50 100

LOGGED BY: C. Nealey
COMPLETED: 11/17/2021

EXCAVATED BY: Client
EXCAVATION METHOD: Kubota KX057

FIGURE A7
Page 1 of 1

TEST PIT LOG - 1 PER PAGE 67881.000 B1-2_TP1-8 20211228.GPJ PBS_DATATMPL_GEO.GDT PRINT DATE: 1/12/22:RPG

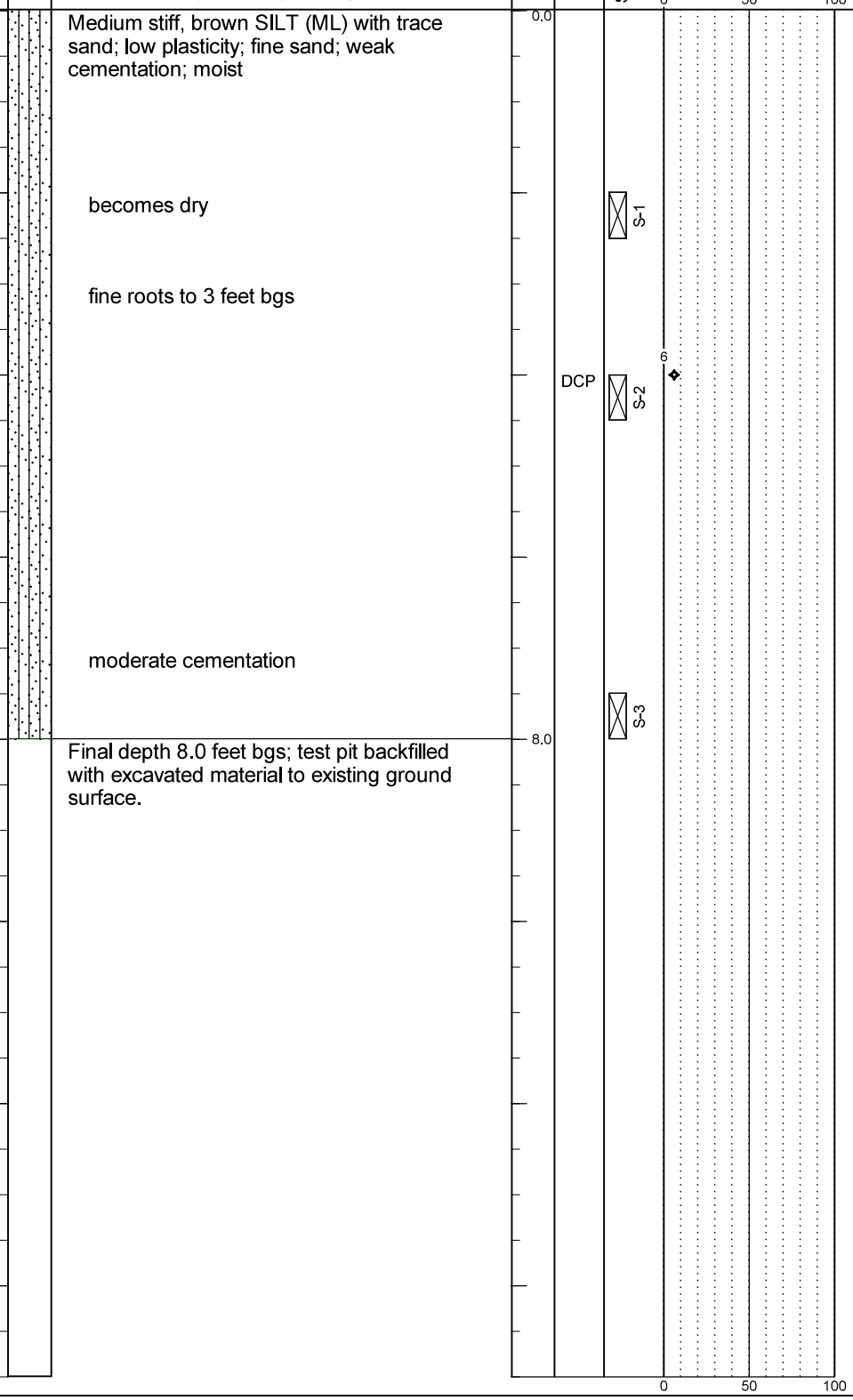
YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

TEST PIT TP-6

PBS PROJECT NUMBER:
67881.000

APPROX. TEST PIT TP-6 LOCATION:
(See Site Plan)

Lat: 46.01716 Long: -118.39356



LOGGED BY: C. Nealey
COMPLETED: 11/17/2021

EXCAVATED BY: Client
EXCAVATION METHOD: Kubota KX057

FIGURE A8
Page 1 of 1

TEST PIT LOG - 1 PER PAGE 67881.000 B1-2 TP1-8 2021228.GPJ PBS_DATATMPL_GEO.GDT PRINT DATE: 1/12/22:RPG

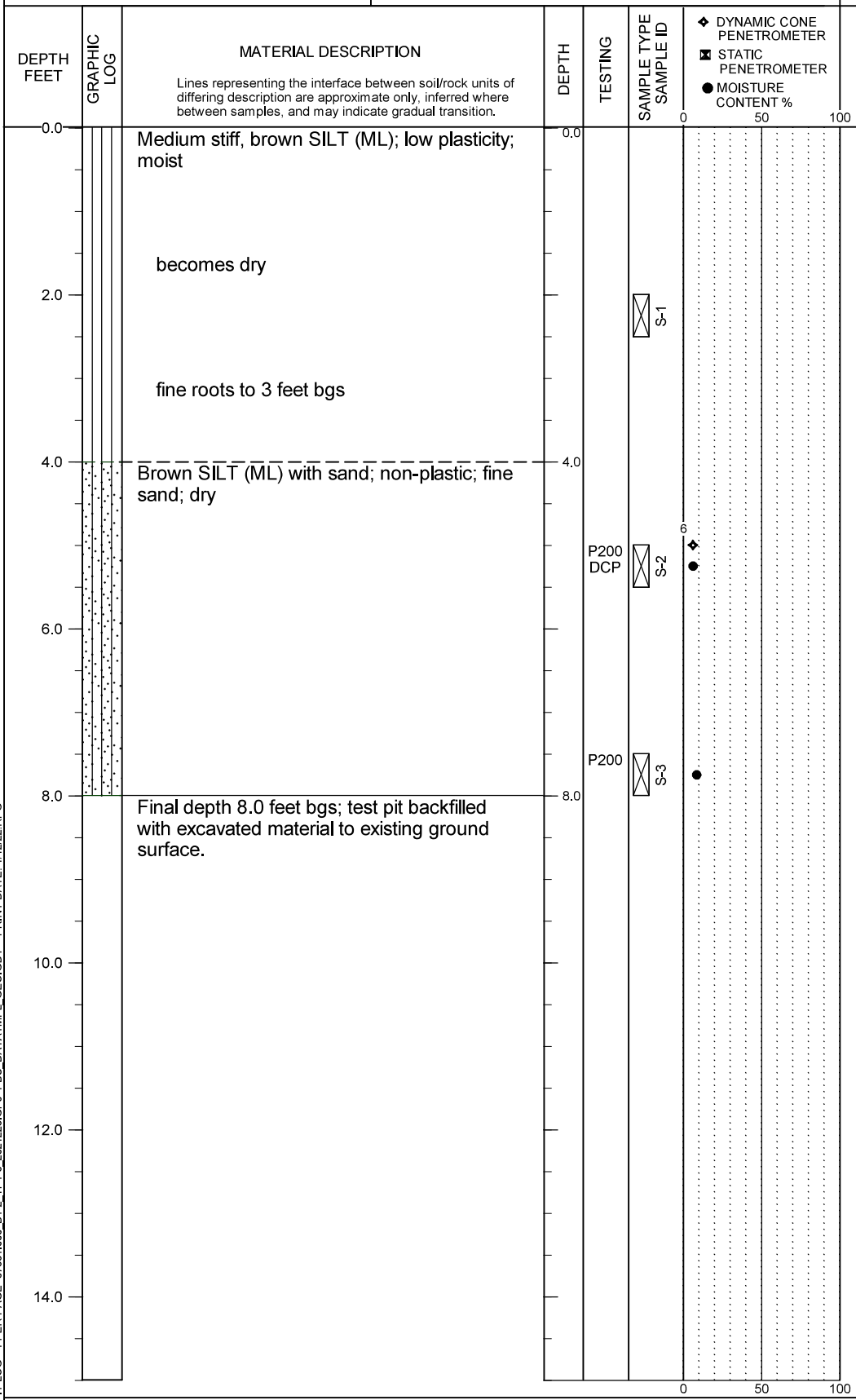
YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

TEST PIT TP-7

APPROX. TEST PIT TP-7 LOCATION:
(See Site Plan)

Lat: 46.01675 Long: -118.39358



LOGGED BY: C. Nealey
COMPLETED: 11/17/2021

EXCAVATED BY: Client
EXCAVATION METHOD: Kubota KX057

FIGURE A9
Page 1 of 1

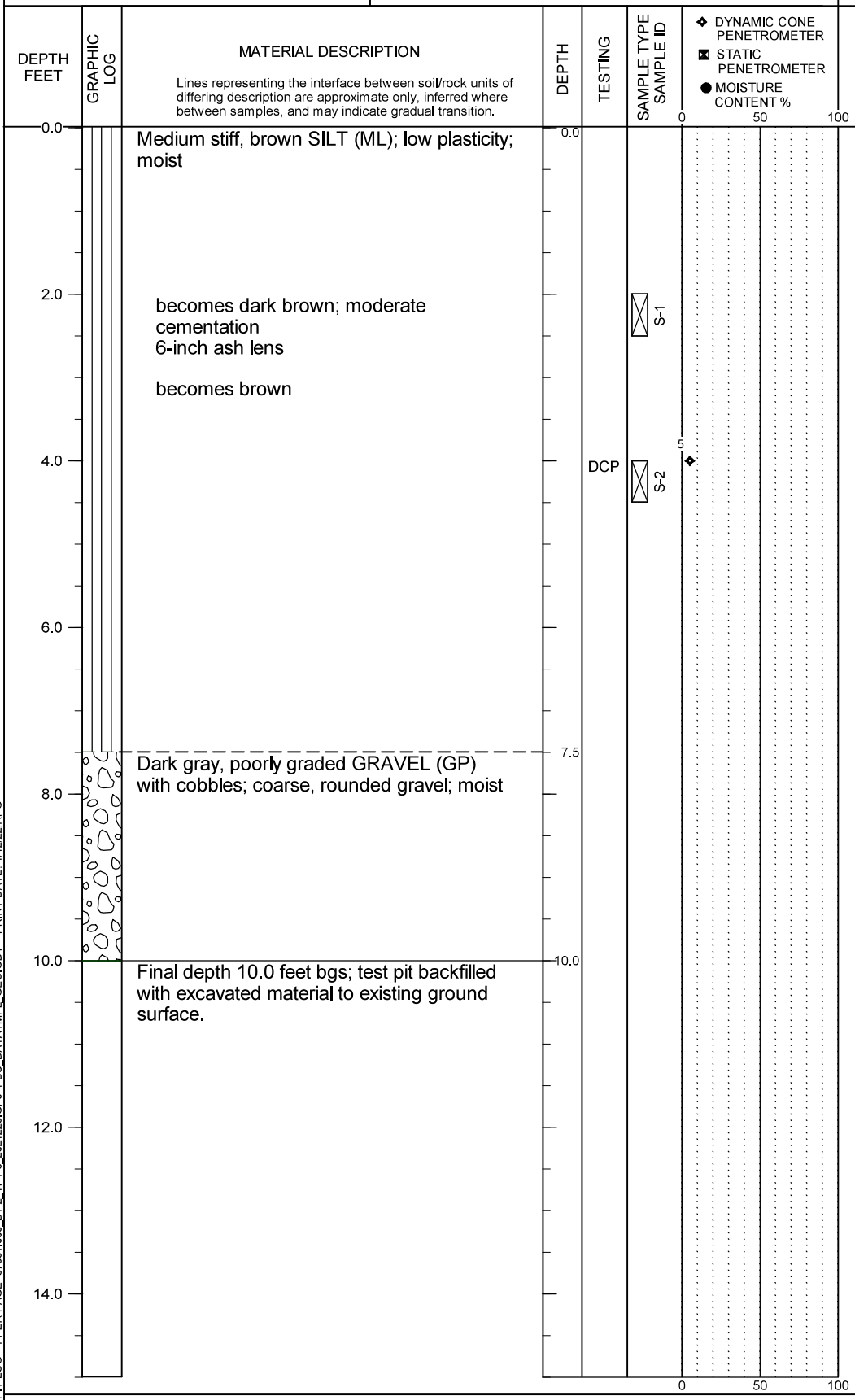
YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

TEST PIT TP-8

APPROX. TEST PIT TP-8 LOCATION:
(See Site Plan)

Lat: 46.01880 Long: -118.39757



LOGGED BY: C. Nealey
COMPLETED: 11/17/2021

EXCAVATED BY: Client
EXCAVATION METHOD: Kubota KX057

FIGURE A10
Page 1 of 1

Appendix B
Laboratory Testing

Appendix B: Laboratory Testing

B1 GENERAL

Samples obtained during the field explorations were examined in the PBS laboratory. The physical characteristics of the samples were noted and field classifications were modified where necessary. During the course of examination, representative samples were selected for further testing. The testing program for the soil samples included standard classification tests, which yield certain index properties of the soils important to an evaluation of soil behavior. The testing procedures are described in the following paragraphs. Unless noted otherwise, all test procedures are in general accordance with applicable ASTM standards. "General accordance" means that certain local and common descriptive practices and methodologies have been followed.

B2 CLASSIFICATION TESTS

B2.1 Visual Classification

The soils were classified in accordance with the Unified Soil Classification System with certain other terminology, such as the relative density or consistency of the soil deposits, in general accordance with engineering practice. In determining the soil type (that is, gravel, sand, silt, or clay) the term that best described the major portion of the sample is used. Modifying terminology to further describe the samples is defined in Table A-1, Terminology Used to Describe Soil, in Appendix A.

B2.2 Moisture (Water) Contents

Natural moisture content determinations were made on samples of the fine-grained soils (that is, silts, clays, and silty sands). The natural moisture content is defined as the ratio of the weight of water to dry weight of soil, expressed as a percentage. The results of the moisture content determinations are presented on the exploration logs in Appendix A and on Figure B2, Summary of Laboratory Data, in Appendix B.

B2.3 Atterberg Limits

Atterberg limits were determined on select samples for the purpose of classifying soils into various groups for correlation. The results of the Atterberg limits test, which included liquid and plastic limits, are plotted on Figure B1, Atterberg Limits Test Results, and on the explorations logs in Appendix A where applicable.

B2.4 Grain-Size Analyses (P200 Wash)

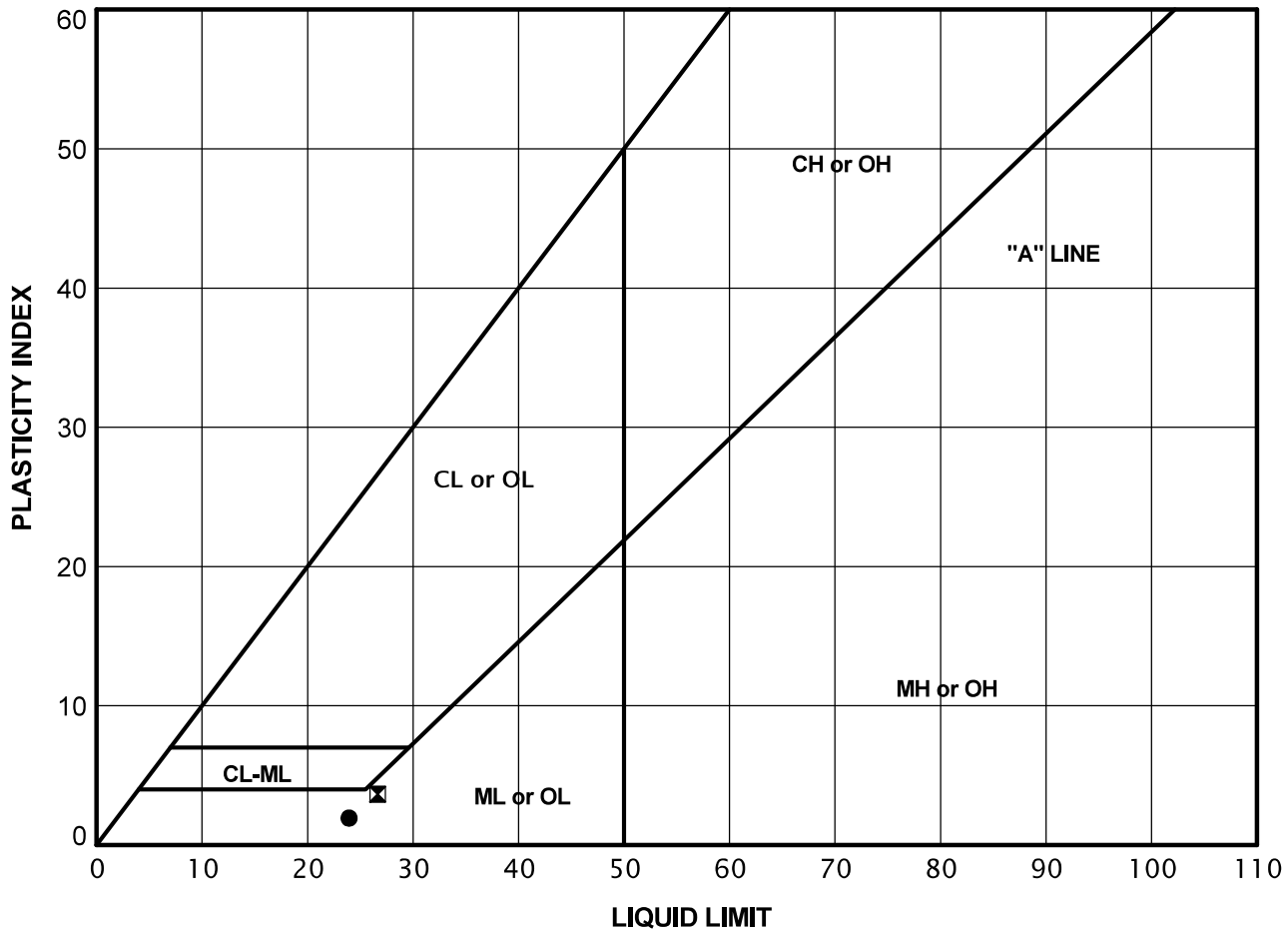
Washed sieve analyses (P200) were completed on samples to determine the portion of soil samples passing the No. 200 Sieve (i.e., silt and clay). The results of the P200 test results are presented on the exploration logs in Appendix A and on Figure B2, Summary of Laboratory Data, in Appendix B.

ATTERBERG LIMITS TEST RESULTS

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

TEST METHOD: ASTM D4318



KEY	EXPLORATION NUMBER	SAMPLE NUMBER	SAMPLE DEPTH (FEET)	NATURAL MOISTURE CONTENT (PERCENT)	PERCENT PASSING NO. 40 SIEVE (PERCENT)	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX
●	B-1	S-5	15.0	23.9	NA	24	22	2
⊠	B-1	S-12	50.0	26.5	NA	27	23	4

FIGURE B1
Page 1 of 1

SUMMARY OF LABORATORY DATA

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

SAMPLE INFORMATION				MOISTURE CONTENT (PERCENT)	DRY DENSITY (PCF)	SIEVE			ATTERBERG LIMITS		
EXPLORATION NUMBER	SAMPLE NUMBER	SAMPLE DEPTH (FEET)	ELEVATION (FEET)			GRAVEL (PERCENT)	SAND (PERCENT)	P200 (PERCENT)	LIQUID LIMIT (PERCENT)	PLASTIC LIMIT (PERCENT)	PLASTICITY INDEX (PERCENT)
B-1	S-5	15		23.9					24	22	2
B-1	S-8	30		17.2				63			
B-1	S-12	50		26.5				95	27	23	4
B-2	S-7	25		23.7				82			
B-2	S-12	50		23.9				92			
TP-3	S-2	5		6.3				90			
TP-7	S-2	5		6.1				82			
TP-7	S-3	7.5		8.4				81			

FIGURE B2
Page 1 of 1

Exhibit 6

Scale 1" = 120'

0 60 120 240

YELLOWHAWK CREEK

50' BUILDING SETBACK

100' SANITARY SETBACK

100 YEAR FLOOD BOUNDARY

200' SHORELINE JURISDICTIONAL AREA BOUNDARY

75' FRONT SETBACK

OLD MILTON HIGHWAY

705' TO ORDINARY HIGH WATER

500' TO 100-YEAR FLOOD BOUNDARY

477' TO SHORELINE SETBACK

570' TO 100' SANITARY SETBACK

STEEP SLOPE PERCENTAGE (TYP).

10.4%

LOOPED EMERGENCY VEHICLE ACCESS ROUTE. 20-FT MINIMUM WIDTH (TYP).

EXISTING WELL WITH 100-FT SANITARY SETBACK

PROPOSED SEPTIC DRAIN FIELD FOR GUEST UNITS

48.7%

10 GUEST UNITS

PARKING GARAGE

61.2%

EXISTING WINERY DRAIN FIELD

30' R/W

PROPOSED LOT LINE. SEE BLA EXHIBIT.

61.0%

POOLHOUSE

WINERY

EXISTING POOLHOUSE DRAIN FIELD

6 PARKING SPACES

STORAGE

42.5%

EXISTING WELL WITH 100-FT SANITARY SETBACK

ADA ACCESSIBLE GUEST UNIT

10 PARKING SPACES

2 ADA PARKING SPACES

LOOPED EMERGENCY VEHICLE ACCESS ROUTE. 20-FT MINIMUM WIDTH (TYP).

10 PARKING SPACES

EXISTING POND

35.1%

PRIMARY MANAGER RESIDENCE

PROPOSED SEPTIC DRAIN FIELD FOR GUEST UNITS

150' FROM EDGE OF ROAD

EXISTING HOUSE SEPTIC DRAIN FIELD

LOOPED EMERGENCY VEHICLE ACCESS ROUTE. 20-FT MINIMUM WIDTH (TYP).

6 PARKING SPACES

PROPOSED LOT LINE. SEE BLA EXHIBIT.

PRIMARY MANAGER RESIDENCE

10 GUEST UNITS

2 ADA PARKING SPACES

ADA ACCESSIBLE GUEST UNIT

2 PARKING SPACES

PROPOSED SEPTIC DRAIN FIELD FOR GUEST UNITS

4 PARKING SPACES

50' BUILDING SETBACK

STATE ROUTE 125

50' BUILDING SETBACK

50' BUILDING SETBACK

50' BUILDING SETBACK

50' BUILDING SETBACK

50' BUILDING SETBACK

100' SANITARY SETBACK

LOOPED EMERGENCY VEHICLE ACCESS ROUTE. 20-FT MINIMUM WIDTH (TYP).

493' TO 100' SANITARY SETBACK

9.9%

100 YEAR FLOOD BOUNDARY

613' TO ORDINARY HIGH WATER

430' TO 100-YEAR FLOOD BOUNDARY

409' TO SHORELINE SETBACK

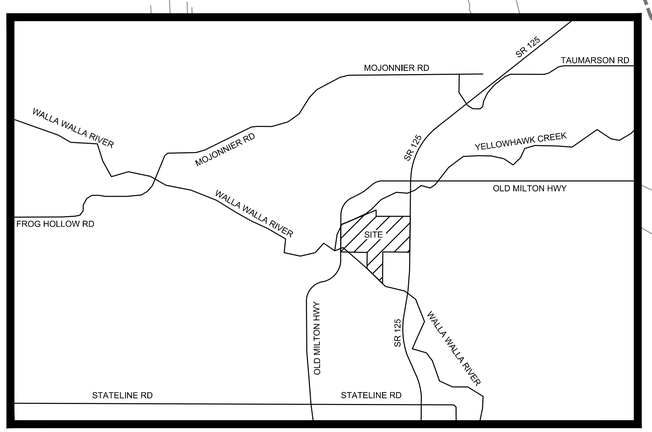
200' SHORELINE JURISDICTIONAL AREA BOUNDARY

50' BUILDING SETBACK

50' BUILDING SETBACK

WALLA WALLA RIVER

50' BUILDING SETBACK



VICINITY MAP
NTS
NORTH AS SHOWN ON SITE PLAN.

NOTE TO REVIEWER
UNDER A SEPARATE APPLICATION, THE PROPERTY OWNER IS REQUESTING THE APPROVAL OF A BOUNDARY LINE ADJUSTMENT OF THE TWO EXISTING PARCELS. THE APPLICANT IS PROPOSING TO CONSTRUCT A TYPE 2 BED AND BREAKFAST FACILITY ON EACH RECONFIGURED PARCEL. THE NORTHERN PARCEL GUEST UNITS ARE SHOWN HEREON AS "FIG 1". THE SOUTHERN PARCEL GUEST UNITS ARE SHOWN AS "FIG 2" UNDER A SEPARATE APPLICATION.

GENERAL NOTES

1. THE PROPOSED IMPROVEMENTS SHOWN HEREON (BOTH PARCELS) WILL ADD APPROXIMATELY 0.8 ACRES OF IMPERVIOUS PAVED SURFACES AND 0.5 ACRES OF IMPERVIOUS ROOFTOPS TO THE SITE.
2. ALL PROPERTY DEVELOPMENT WILL BE MORE THAN 50-FT FROM ANY STEEP SLOPES OF 15 PERCENT OR MORE.
3. ALL PROPOSED DWELLING UNITS WILL BE DESIGNED TO MEET THE MINIMUM SEPARATION AND APPLICABLE FIRE CODE REQUIREMENTS AS REQUIRED BY WALLA WALLA COUNTY.
4. ALL PROPOSED DWELLING UNITS WILL BE DESIGNED TO MEET THE MINIMUM SETBACK REQUIREMENTS OF 10-FT AS OUTLINED IN WALLA WALLA COUNTY MUNICIPLE CODE (WWCMC) 17.18.020. A 50-FT SETBACK HAS BEEN SHOWN FOR BOTH SIDE AND REAR SETBACKS AND 75-FT FOR FRONT SETBACKS ON THIS EXHIBIT TO SHOW THAT ALL PROPOSED UNITS WILL BE OUTSIDE OF THE NOISE BUFFER AS OUTLINED IN WWCMC 17.18-020(2).

UTILITY NOTES

SANITARY SYSTEM

1. SEWAGE DISPOSAL WILL CONSIST OF ONSITE SEPTIC DRAINFIELDS. THE INTENT WILL BE TO CONSOLIDATE THE NUMBER OF SEPTIC DRAINFIELDS TO SERVE MULTIPLE GUEST UNITS TO THE MAXIMUM EXTENT PRACTICABLE.

WATER SYSTEM

1. BASED ON THE DEPARTMENT OF HEALTH GUIDELINES, A GROUP 'A' WATER SYSTEM IS ANTICIPATED FOR THE PROPOSED TYPE II BED AND BREAKFASTS. THE GROUP A DOMESTIC WATER SYSTEM WILL BE USED TO SERVE THE GUEST UNITS AND PRIMARY RESIDENCE.
2. A PRIVATE FIRE WATER SYSTEM WILL PROVIDED ONSITE AND IN COMPLIANCE WITH WALLA WALLA COUNTY ADOPTED FIRE CODES.

STORMWATER SYSTEM

1. IMPERVIOUS AREAS SUCH AS ROADWAYS, PARKING LOTS, AND ROOFS WILL HAVE STORMWATER RUNOFF. THE PROPOSED LAYOUT ANTICIPATES THE USE OF SHEET FLOW DISPERSION INTO ADJACENT LANDSCAPE AND VINEYARD AREAS FOR THE TREATMENT & INFILTRATION OF STORMWATER RUNOFF.
2. A CONSTRUCTION STORMWATER GENERAL PERMIT (CSWGP) WILL BE OBTAINED TO MEET THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.

EROSION & SEDIMENT CONTROL

1. ONSITE TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) MEASURES WILL BE UTILIZED PER THE DEPARTMENT OF ECOLOGY BEST MANAGEMENT PRACTICES (BMPS).

PBS Engineering and Environmental Inc.
5 N Colville St., Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

PBS

SITE PLAN FOR: YELLOWHAWK RESORT GUEST UNITS

NORTH PARCEL #350611110004 SITE PLAN FOR:
2901 OLD MILTON HIGHWAY, WALLA WALLA, WASHINGTON

811 Know what's below. Call before you dig.

DESIGNED:	JLM3
CHECKED:	JMM
	JUNE 2022
	67881.000
SHEET ID	FIG 1
SHEET	1 OF 1

Filename: L:\Projects\67000\67881\67881-000\Civil\CAD\Working\Exhibits\67881-000_PreliminarySitePlan.dwg Layout Tab: FIGURE 1 User: Brandon Woods CAD Plot Date/Time: 6/16/2022 11:40:42 AM

Full Size Sheet Format Is 22x34; If Printed Size Is Not 22x34, Then This Sheet Format Has Been Modified & Indicated Drawing Scale Is Not Accurate.

BUILDING CODE NOTES

EGRESS: SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR. DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT USE OF SEPARATE TOOLS. MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SF. MINIMUM NET CLEAR OPENABLE HEIGHT 24-INCHES. MINIMUM NET CLEAR OPENABLE WIDTH 20-INCHES. FINISHED SILL HEIGHT NOT MORE THAN 44-INCHES ABOVE FLOOR.

CEILING HEIGHTS: HABITABLE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES. KITCHENS, HALLS, BATHROOMS, AND TOILET COMPARTMENTS MAY HAVE A CEILING HEIGHT OF 7 FEET.

SMOKE DETECTORS: IN NEW CONSTRUCTION, SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP. A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS. A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT.

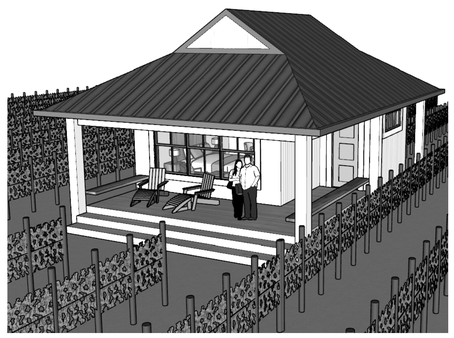
SECURITY: BUILDING ENTRANCE DOORS, SHALL BE CAPABLE OF LOCKING. EQUIP WITH A DEAD-LOCKING LATCH BOLT WITH AT LEAST 1/2-INCH THROW WHICH PENETRATES THE STRIKER NOT LESS THAN 1/4-INCH. DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT. GARAGE TO EXTERIOR DOOR MAY BE EQUIPPED WITH AN ELECTRONICALLY-OPERATED REMOTE CONTROL DEVICE. ENTRANCE DOOR SHALL HAVE AN OBSERVATION PORT NOT LESS THAN 54 INCHES AND NOT MORE THAN 66 INCHES FROM THE FLOOR. DEAD-BOLTS OR OTHER APPROVED LOCKING DEVICES SHALL BE INSTALLED ON ALL SLIDING DOORS AND OPERABLE WINDOWS.

GUARDRAILS: UNENCLOSED FLOOR OPENINGS, STAIRWAYS, AISLES, LANDINGS, BALCONIES, AND PORCHES MORE THAN 30-INCHES ABOVE THE ADJACENT GRADE SHALL BE PROTECTED BY A GUARDRAIL. TOP OF GUARDRAIL SHALL BE NOT LESS THAN 36-INCHES. OPENINGS IN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.

SAFETY GLAZING: PROVIDE SAFETY GLAZING IN ALL DOORS, IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS, IN BUILDING WALL ENCLOSING THESE WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET, IN FIXED OR OPERABLE PANELS ADJACENT A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE UNLESS THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER, AND IN INDIVIDUAL FIXED OR OPERABLE PANELS, OTHER THAN THOSE DESCRIBED, WHERE THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SF AND THE EXPOSED BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR AND THE EXPOSED TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FLOOR AND ONE OR MORE WALKING SURFACES IS WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING UNLESS A PROTECTIVE BAR IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING 34 - 38 INCHES ABOVE THE FLOOR.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND ANY WALLA WALLA COUNTY SPECIFIC RULES AND REGULATIONS.
2. POST BUILDING PERMIT AT PROJECT SITE AND MAINTAIN PERMIT APPLICATION DOCUMENTS AT JOBSITE.
3. VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO CONSTRUCTION. CONSULT WITH THE OWNER REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK.
5. COORDINATE WITH ALL RELATED TRADES. TRADES REQUIRING HOLES IN STRUCTURAL MEMBERS SHALL CONTACT THE STRUCTURAL ENGINEER PRIOR TO CUTTING.
6. PROVIDE FIRE BLOCKING AND DRAFT STOPS PER SBC 708.
7. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
8. PROVIDE SOLID WOOD BLOCKING AS SUPPORT FOR WALL MOUNTED ELEMENTS.
9. ALL EXTERIOR SHEET METAL SHALL BE FACTORY PRIMED GALVANIZED AND FIELD PAINTED. FLASH ALL OPENINGS WITH MINIMUM 26 GA. CAULK ALL OPENINGS THOROUGHLY.
10. BATH, LAUNDRY AND KITCHEN EXHAUST FAN SHALL EXHAUST DIRECTLY TO THE OUTSIDE. VENT SHALL BE SMOOTH, NONCOMBUSTIBLE, AND NONABSOBENT. POINT OF DISCHARGE SHALL BE AT LEAST 3'-0" FROM ANY OPENING. LOCATION OF EXTERIOR WALL PENETRATIONS SHALL BE APPROVED BY ARCHITECT OR OWNERS.
11. SLOPE ALL WALKS, DECKS, DRIVEWAYS, AND TERRACES AWAY FROM BUILDINGS.
12. ALL TUBS AND SHOWERS SHALL HAVE TILE BACKER AT TILE AREAS, BEHIND TUB AND SHOWER SURROUNDS FROM FLOOR TO CEILING. FINISH TO A MINIMUM OF 70" ABOVE DRAIN INLET.
13. LIMIT FAUCET, TOILET, AND SHOWER FLOW PER CODE.
14. PROVIDE DISHWASHER WITH ATMOSPHERIC AIR GAP ABOVE FLOOD LEVEL RIM OF SINK.



BUILDING CODE NOTES

PRINCIPAL DESIGN CODES
2018 IBC AS ADOPTED BY THE STATE OF WASHINGTON 2021 (ANALYSIS)
2018 IRC AS ADOPTED BY THE STATE OF WASHINGTON 2021 (DESIGN STANDARDS)
2018 WASHINGTON STATE ENERGY CODE

IBC 310.1	R1	COTTAGE OCCUPANCY CLASSIFICATION SLEEPING UNITS WHERE THE OCCUPANTS ARE TRANSITORY IN NATURE
IBC TABLE 602	V-B	GROUP R TYPE OF CONSTRUCTION SEPARATION DISTANCE GREATER THAN 10' NON RATED
DEFINITION		ALL COTTAGES (EXCEPT MANAGERS UNITS) DO NOT MEET THE DEFINITION OF DWELLING UNIT AS THEY ARE NOT COMPLETELY SELF SUFFICIENT. (IBC202 AND IRC R202).
FIRE SPRINKLERS		REQUESTING THAT THE BUILDING OFFICIAL INTERPRET THE CODE SO THAT SPRINIKERS ARE NOT REQUIRED REFERENCE 2018 NFPA JOURNAL: *THE AIR B AND B CHALLENGE*. SEE DISCUSSION OF R OCCUPANCY BUILDING TYPES VS BUSINESS OR OCCUPANT TYPES. RATIONALE: WHILE THE BUSINESS USE IS TRANSITORY THE SMALL SIZE OF THE COTTAGES, SMALL OCCUPANT LOAD, DIRECT EXITING, AND BUILDING SEPARATION DISTANCE MAKES EMERGENCY EXITING LOWER RISK THAN IN A TYPICAL SINGLE FAMILY RESIDENCEIN WALLA WALLA COUNTY.

AMERICANS WITH DISABILITY ACT (ADA) NOTES

NUMBER OF GUEST UNITS	SIZE OF HOTEL - 2 -25 GUEST ROOMS NUMBER OF ROOMS WITH ACCESSIBLE TUBS	1
	NUMBER OF ROOMS WITH TOTAL MOBILITY FEATURES.	2
	NUMBER OF ROOMS WITH COMMUNICATION FEATURES	2

REQUIREMENTS SHALL APPLY PER PARCEL FOR BOTH PARCELS 1 AND 3

ENERGY CODE

2018 WASHINGTON STATE ENERGY CODE

PRESCRIPTIVE PATH -	SMALL DWELLING UNIT CATEGORY IS CLOSEST CATEGORY 3 CREDITS REQUIRED (SEE ATTACHED WSU WSEC WORKSHEET)	
BASIC REQUIREMENTS	WINDOWS MAXIMUM	U = .30
	WOOD FRAMED WALLS MIN.	R-21
	CEILINGS/ATTICS MIN.	R-49
	FRAMED FLOOR MIN.	R-30

ENVELOPE VENTILATION AND ACCESS

CRAWL SPACE VENTILATION	R408.2 6MM. VAPOR BARRIER AND 1 / 300SF VENT AREA
550 SF/300 =	1.83 SF TYPE A UNITS
600 SF/300 =	2.00 SF TYPE B UNITS
	16" X 24" ACCESS DOOR TO BE PROVIDED
ATTIC VENTILATION	R806.2 1 / 150 OR 1 /300 WITH RIDGE VENTING 1 / 16 TO 1 /4 MIN/MAX SCREENING
550 SF/300 =	1.83 SF TYPE A UNITS W RIDGE VENT
600 SF/300 =	2.00 SF TYPE B UNITS W RIDGE VENT
	22" X 30" MIN FRAMING DIMENSION ACCESS HATCH IN AN ACCESSIBLE AREA
BATH FANS	50 CFM MIN AT TOILET AREAS 50 CFM MIN AT TUB SHOWER LOCATIONS
RANGE VENTILATION	UL LISTED PER MANUFACTURER AT MANAGERS UNITS
FIREPLACE	HEAT N GLO 32" SLIMLINE 32" MODEL SL-5X DIRECT VENT SEALED PROPANE FIREPLACE W FAN

UNIT MATRIX
UNIT TYPE ORIENTATION REFERS TO LOCATION OF ENTRY DOOR WHEN OUTSIDE FACING UNIT FRONT

PARCEL 1		NORTH PARCEL		GSF	porch
UNIT #	UNIT TYPE	ENTRY	DESCRIPTION		
1	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
2	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
3	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
4	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	550	265
5	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	600	265
6	B3	RIGHT W RAMP	KING W SITTING AREA/ADA	600	265
7	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	600	265
8	B2	RIGHT	KING W SITTING AREA/KITCHENETTE	600	265
9	A2	LEFT	COUPLES KING/DELUXE BATHROOM	550	265
10	A2	LEFT	COUPLES KING/DELUXE BATHROOM	550	265
11	A2	LEFT	COUPLES KING/DELUXE BATHROOM	550	265
				6,250	2,915

PARCEL 3		SOUTH PARCEL		GSF	porch
UNIT #	UNIT TYPE	ENTRY	DESCRIPTION		
1	B2	RIGHT	KING W SITTING AREA/KITCHENETTE	600	265
2	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	600	265
3	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	600	265
4	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
5	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
6	B3	RIGHT W RAMP	KING W SITTING AREA/ADA	600	265
7	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
8	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
9	A4	LIGHT/SIDE STAIR	COUPLES KING/DELUXE BATHROOM	550	265
10	A5	LEFT/SIDE STAIRS	COUPLES KING/DELUXE BATHROOM	550	265
11	N/A	N/A	EXISTING SINGLE FAMILY HOME	N/A	N/A
				5,700	2,650

PROJECT DESCRIPTION PARCEL 1

ESTABLISHMENT OF A BED AND BREAKFAST TYPE II AS ALLOWED BY CONDITIONAL USE IN THE RR5 ZONE PER TABLE 17.16.014. THE PROJECT SHALL CONSIST OF (10) FREE STANDING COTTAGES FOR OCCUPANCY OF 2-4 BUESTS EACH. (1) ADDITIONAL COTTAGE UNIT IS PROPOSED FOR OCCUPANCY BY AN ON-SITE MANAGER. A TOTAL OF 11 COTTAGES ARE PROPOSED.

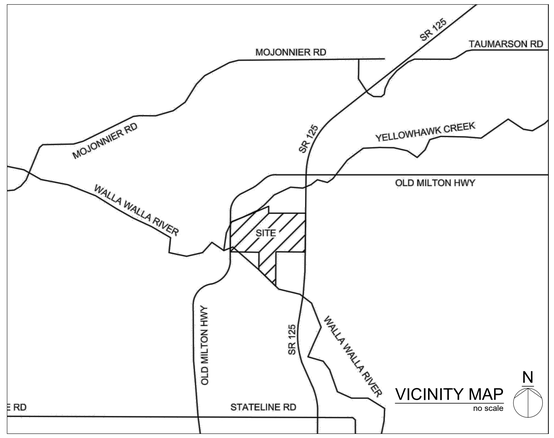
PROJECT DESCRIPTION PARCEL 3

THE PARCEL CURRENTLY HAS A TYPE II WINERY AND SINGLE FAMILY RESIDENCE USED FOR SHORT TERM RENTAL AIR B&B STYLE.

PROPOSED IS ESTABLISHMENT OF A BED AND BREAKFAST TYPE II AS ALLOWED BY CONDITIONAL USE IN THE RR5 ZONE PER TABLE 17.16.014.
THE PROJECT SHALL CONSIST OF (9) FREE STANDING COTTAGES FOR OCCUPANCY OF 2-4 BUESTS EACH. (1) ADDITIONAL COTTAGE UNIT IS PROPOSED FOR OCCUPANCY BY AN ON-SITE MANAGER. THE EXISTING SINGLE FAMILY HOME SHALL WILL CONTINUE TO BE USED AS A GUEST UNIT. TOTAL 11 UNITS INCLUDING MANAGERS UNIT.

LAND USE AND ZONING NOTES

JURISDICTIONAL AUTHORITY	WALLA WALLA COUNTY
LAND USE	**WWCC 17.12 AND TABLE 17.18.020** Land Use Code 83 RR-5 RURAL RESIDENTIAL 5 ACRE MINIMUM 200' MINIMUM WIDTH
RELEVANT STANDARDS PARCELS 1 AND 3	
17.08.074	BED AND BREAKFAST NO MORE THAN 10 GUEST ROOMS OPERATOR OR OWNER OCCUPIED 1 PARKING SPACE PER GUEST ROOM 30 NIGHT MAXIMUM STAY FOOD SERVICE LIMITED TO OVERNIGHT GUEST
17.08.074.B	BED AND BREAKFAST TYPE II SHALL BE IN ONE OR MORE ACCESSORY BUILDINGS
ADDED STANDARDS PARCELS 3 ONLY	
17. 22.030	TYPE II WINERY TASTING ROOM, NON RESTAURANT FOOD SERVICE, OFFICES, ETC. MORE THAN 40 PARKING SPACES . GATHERINGS OR EVENTS RELATED TO THE BUSINESS OF THE WINE INDUSTRY AND INDUSTRY EVENTS ALLOWED. 3 LARGE (250 PP) AND 24 SMALL(75 PP) NON WINE INDUSTRY RELATED EVENTS PER YEAR
17.22.060	FOOD SERVICE FOR INDUSTRY EVENTS, WINE MAKER DINNERS, AND PROMO ALLOWED.
ZONING & SETBACKS	
HEIGHT LIMIT	35' MAXIMUM
FRONT YARD (STREET)	30' FROM PRINCIPAL STRUCTURE
SIDE YARD SETBACKS	10' FROM PRINCIPAL STRUCTURE
REAR YARD SETBACK	PER BUILDING CODE
LOT COVERAGE	NOT APPLICABLE
SETBACK FROM DRAINFIELD	10' FROM DRAINFIELD TO PRINCIPAL STRUCTURE
100 YEAR FLOOD PLAIN	SEE SURVEY
CRITICAL AREA	SEE SURVEY FOR SITE SPECIFIC EASEMENTS AND SETBACKS
CRITICAL AREAS	CRITICAL AREAS CHART 18.08.35 FIRM WALLA WALLA COUNTY NFIP FIRMETTE PANEL 440 OF 500 COMMUNITY PANEL NUMBER 530194 0440 B PARCEL 1 YELLOWHAWK CREEK PARCEL 3 WALLA WALLA RIVER SEE CUP FOR SETBACKS FROM PROPOSED STRUCTURES TO WATERWAYS AND FLOODPLAINS
LIQUEFACTION SUSCEPTIBILITY	PER HAZARD MAP 4 - MODERATE TO HIGH
ACCESS AND DRIVEWAY	COUNTY ORDINANCE #435 (EXISTING DRIVEWAY ACCESS) 12' MINIMUM DRIVEWAY - 20' DEEP OF PAVING 15' VIEW TRIANGLE ADJACENT
SEPTIC SYSTEM	DRAINFIELD TO BE APPROVED AND INSTALLED UNDER SEPARATE PERMIT
WATER	SEE CIVIL ENGINEERING_ CONDITIONAL USE APPLICATIONS
POWER	PACIFIC POWER
GAS	PROPANE



PROPERTY INFORMATION PARCEL 1 (NORTH)

PROPERTY ID	6780
PARCEL #	350611110004
ADDRESS	2901 OLD MILTON HIGHWAY WALLA WALLA, WA. 99362
LOT AREA (POST BLA)	56.42 ACRES = APPROX. 2,457,243 SF

PROPERTY INFORMATION PARCEL 3 (SOUTH)

PROPERTY ID	6782
PARCEL #	350611120008
ADDRESS	2901 OLD MILTON HIGHWAY WALLA WALLA, WA. 99362
LOT AREA (POST BLA)	26.68 ACRES = APPROX 1,162,035 SF

ABBREVIATED LEGAL DESCRIPTION PARCELS 1 AND 3

LOT 1 AND 3 OF WALLA WALLA COUNTY SHORT PLAT 2003-23 RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 117 AS AUDITOR' FILE NUMBER 2003-17039

RELATED APPLICATIONS AND PERMITS

BOUNDARY LINE ADJUSTMENT PARCELS 1 AND 3

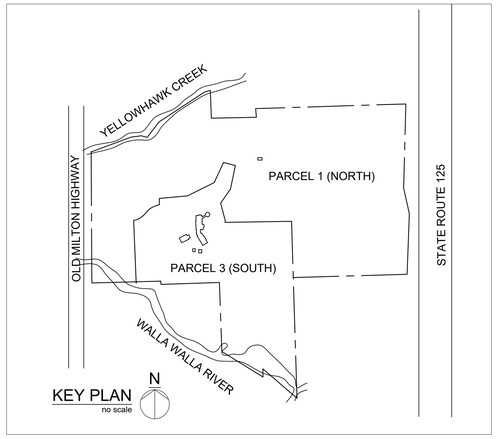
CONDITIONAL USE PERMIT APPLICATION PARCEL 1 (North) CUP22-003

CONDITIONAL USE PERMIT APPLICATION PARCEL 3 (South) CUP22-004

CONTACTS

PROPERTY OWNER/APPLICANT	YELLOWHAWK RESORT WW LLC 2901 OLD MILTON HIGHWAY WALLA WALLA, WA. 99362
CONTACT:	SCOTT CLARK SCOTT@CLARKDEVLLC.COM 206-484-9948
ON SITE PROJECT MANAGER	TONY MCGUIRE TONY@YELLOWHAWKRESORT.COM 509-522-0200 EXT 106 509-520-6658
DEVELOPMENT CONSULTANT	CLARK DEVELOPMENT AND CONSULTING 7506 BARGE COURT YAKIMA, WA. 98908
CONTACT	SCOTT@CLARKDEVLLC.COM 206-484-9948
ARCHITECT	PHILIP CHRISTOFIDES ARCHITECT PLLC 1236 FORREST LANE WALLA WALLA, WA. 99362
CONTACT	EMAIL: PHILIP@WWSTEAKCO.COM 206-295-1321
SURVEYOR CIVIL ENGINEER	PBS WALLA WALLA 5 N COLVILLE ST #200, WALLA WALLA, WA 99362
CONTACT	TREVOR A BENNETT PE TREVOR.BENNETT@PBSUSA.COM 509.394.4078 (direct) x2308

DRAWING INDEX



YELLOWHAWK

2901 Old Milton Highway
Walla Walla, WA.
99362

5509 REGISTERED ARCHITECT Philip Christofides State of Washington

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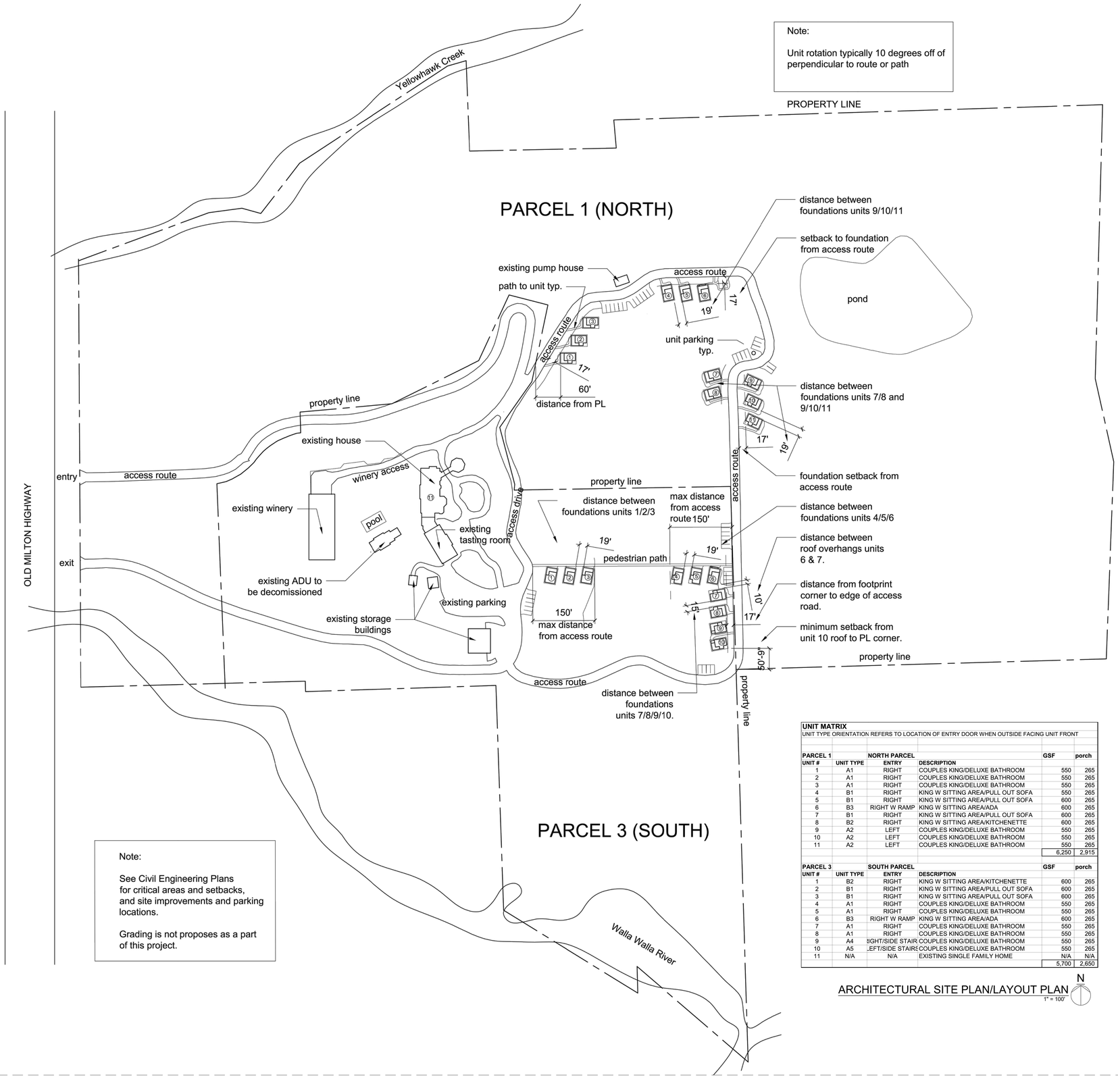
1236 Forrest Ln.
Walla Walla, WA. 99362

DATE : JULY 14, 2022
WW COUNTY REVIEW
PHASE : CONSTRUCTION 1

A1.0



Note:

Unit rotation typically 10 degrees off of perpendicular to route or path

Note:

See Civil Engineering Plans for critical areas and setbacks, and site improvements and parking locations.

Grading is not proposes as a part of this project.

UNIT MATRIX

UNIT TYPE ORIENTATION REFERS TO LOCATION OF ENTRY DOOR WHEN OUTSIDE FACING UNIT FRONT

PARCEL 1		NORTH PARCEL		GSF	porch
UNIT #	UNIT TYPE	ENTRY	DESCRIPTION		
1	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
2	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
3	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
4	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	550	265
5	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	600	265
6	B3	RIGHT W RAMP	KING W SITTING AREA/ADA	600	265
7	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	600	265
8	B2	RIGHT	KING W SITTING AREA/KITCHENETTE	600	265
9	A2	LEFT	COUPLES KING/DELUXE BATHROOM	550	265
10	A2	LEFT	COUPLES KING/DELUXE BATHROOM	550	265
11	A2	LEFT	COUPLES KING/DELUXE BATHROOM	550	265
				6,250	2,915

PARCEL 3		SOUTH PARCEL		GSF	porch
UNIT #	UNIT TYPE	ENTRY	DESCRIPTION		
1	B2	RIGHT	KING W SITTING AREA/KITCHENETTE	600	265
2	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	600	265
3	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	600	265
4	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
5	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
6	B3	RIGHT W RAMP	KING W SITTING AREA/ADA	600	265
7	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
8	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
9	A4	RIGHT/SIDE STAIR	COUPLES KING/DELUXE BATHROOM	550	265
10	A5	LEFT/SIDE STAIRS	COUPLES KING/DELUXE BATHROOM	550	265
11	N/A	N/A	EXISTING SINGLE FAMILY HOME	N/A	N/A
				5,700	2,650

ARCHITECTURAL SITE PLAN/LAYOUT PLAN

1" = 100'

N

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YELLOWHAWK

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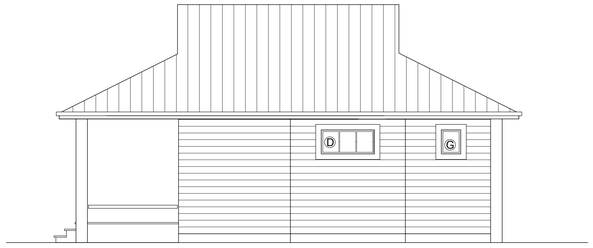
DATE : JULY 14, 2022

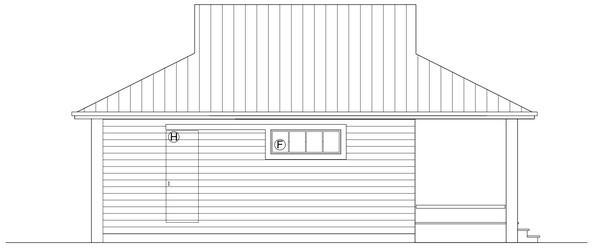
WW COUNTY REVIEW

PHASE : CONSTRUCTION 1

A1.1



RIGHT SIDE ELEVATION



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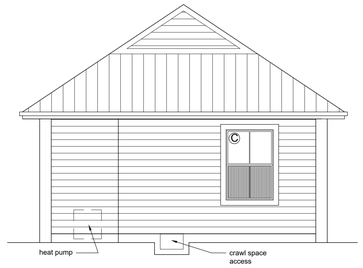
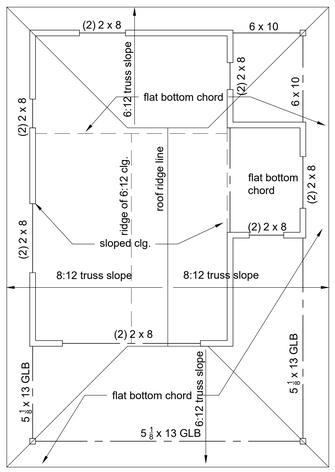
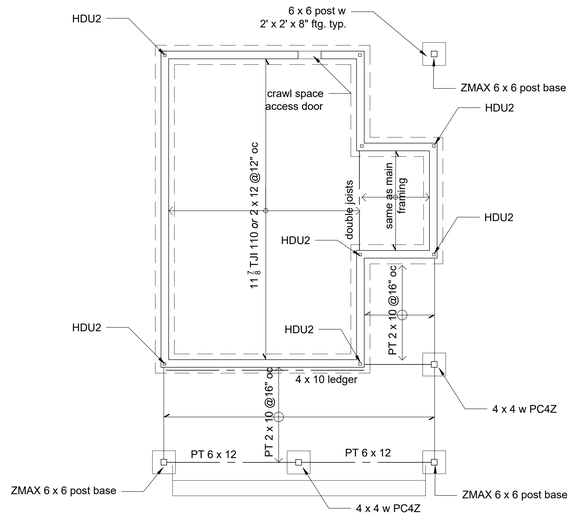


BACK ELEVATION

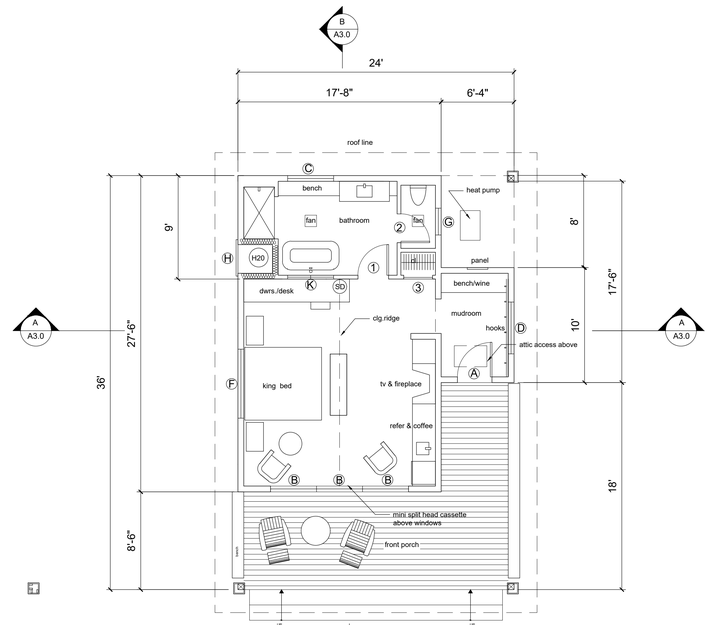
FRONT ELEVATION



WALL AND ROOF FRAMING



FOUNDATION/FLOOR FRAMING



A1 KING_DELUXE BATHROOM

MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0" at 30" x 42"

1' 0' 8'

SCHEDULE NOTES:

windows are measured as rough opening
Doors are measured to door leaf or slab
All exterior doors Andersen fiberglass "A" series with low E/heatlock glass.
Where doors and windows stack and/or align horizontally coordinate openings so that head trim aligns.
Color, trim, and hardware options as selected TBD.
See separate WSU/City of Seattle compliance forms for U values Energy code compliance
T indicates tempered glass required.

EXTERIOR DOORS AND WINDOWS

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
A	1	3'-0"	8'-0"	SWING DOOR	WOOD/FIBERGLASS	3 Panel configuration as shown or approved. Code programmable locking system
B	3	4-0"	6'-0"	SINGLE HUNG	"	Ganged together or (2) 2 x 4 in between TBD. TDL appearance at vertical center mullion.
C	1	4'-0"	6'-0"	SINGLE HUNG	"	Obscure reed glass as shown in lower lites. TDL appearance at center mullion.
D	1	4'-6"	2'-0"	FIXED/SLIDER	"	Center lite slides. 3 equal lites.
E	Not used Unit Type A					
F	1	6'-0"	2'0"	FIXED/SLIDER	"	2 outside lites slide. 4 equal lites.
G	1	1'-9"	2'-0"	AWNING	"	
H	1	3'-0"	8'-0"	DOOR PANEL w SIDING	"	Exempt from Energy Code. Utility access.
	9					

INTERIOR DOORS AND RELITE

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
K	1	3'-0"	5'-3"	SINGLE HUNG	WOOD/FIBERGLASS	Same configuration as window C. w obscure glass. Tempered glass all lites.
1	1	2'-8"	8'-0"	SWING	"	Panel and color TBD
2	1	2'-6"	8'-0"	SWING	"	Panel and color TBD
3	1	2'-6"	7'-0"	SWING	"	Panel and color TBD
	4					

YELLOWHAWK

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Walla Walla, WA. 99362

DATE : JULY 14, 2022
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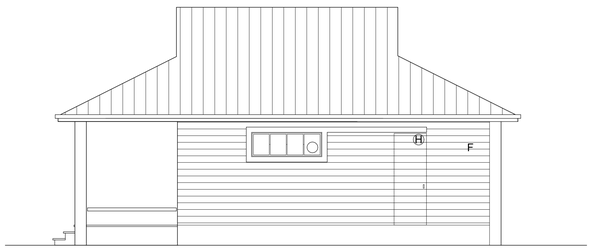
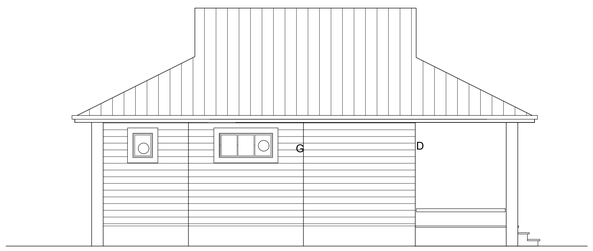
PHASE : CONSTRUCTION 1

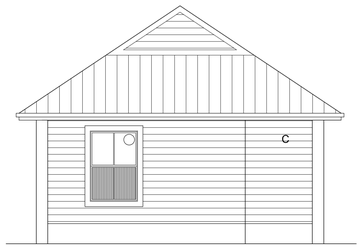
A2.0



RIGHT SIDE ELEVATION

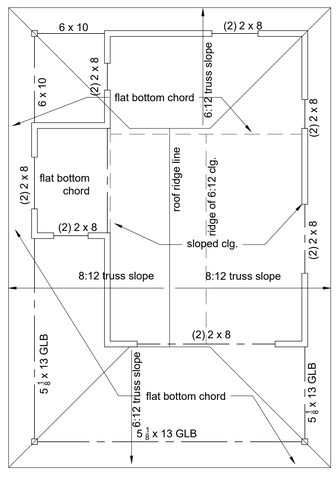


LEFT SIDE ELEVATION

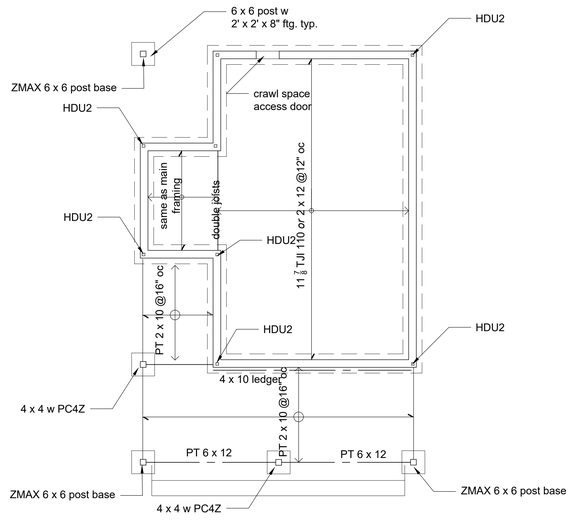


BACK ELEVATION

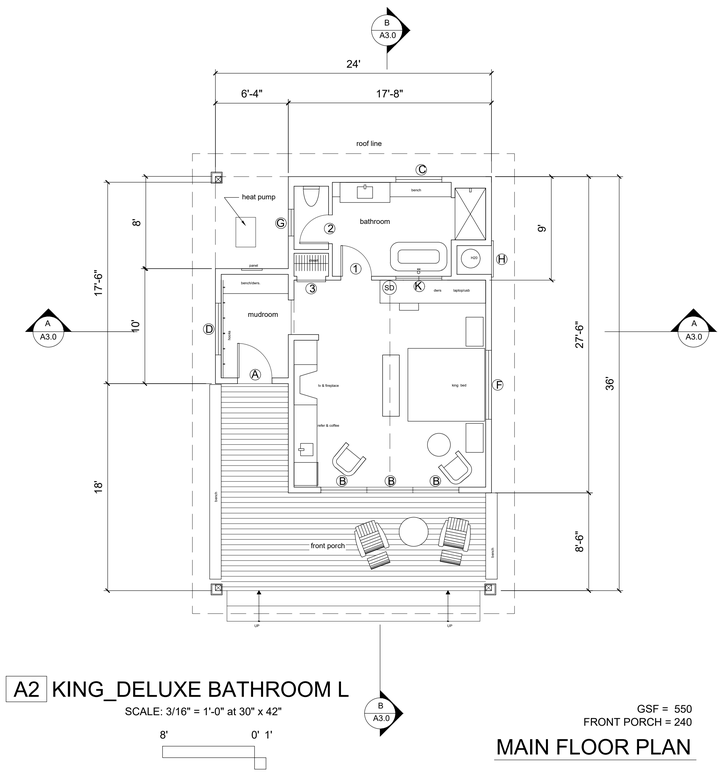
FRONT ELEVATION



WALL AND ROOF FRAMING



FOUNDATION/FLOOR FRAMING



A2 KING_DELUXE BATHROOM L

SCALE: 3/16" = 1'-0" at 30" x 42"

8' 0' 1'

B
A3.0

GSF = 550
FRONT PORCH = 240

MAIN FLOOR PLAN

SCHEDULE NOTES:

windows are measured as rough opening
Doors are measured to door leaf or slab
All exterior doors Andersen fiberglass "A" series with low E/heatlock glass.
Where doors and windows stack and/or align horizontally coordinate openings so that head trim aligns.
Color, trim, and hardware options as selected TBD.
See separate WSU/City of Seattle compliance forms for U values Energy code compliance
T indicates tempered glass required.

EXTERIOR DOORS AND WINDOWS

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
A	1	3'-0"	8'-0"	SWING DOOR	WOOD/FIBERGLASS	3 Panel configuration as shown or approved. Code programmable locking system
B	3	4-0"	6'-0"	SINGLE HUNG	"	Ganged together or (2) 2 x 4 in between TBD. TDL appearance at vertical center mullion.
C	1	4'-0"	6'-0"	SINGLE HUNG	"	Obscure reed glass as shown in lower lites. TDL appearance at center mullion.
D	1	4'-6"	2'-0"	FIXED/SLIDER	"	Center lite slides. 3 equal lites.
E	Not used Unit Type A					
F	1	6'-0"	2'0"	FIXED/SLIDER	"	2 outside lites slide. 4 equal lites.
G	1	1'-9"	2'-0"	AWNING	"	
H	1	3'-0"	8'-0"	DOOR PANEL w SIDING	"	Exempt from Energy Code. Utility access.
	9					

INTERIOR DOORS AND RELITE

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
K	1	3'-0"	5'-3"	SINGLE HUNG	WOOD/FIBERGLASS	Same configuration as window C. w obscure glass. Tempered glass all lites.
1	1	2'-8"	8'-0"	SWING	"	Panel and color TBD
2	1	2'-6"	8'-0"	SWING	"	Panel and color TBD
3	1	2'-6"	7'-0"	SWING	"	Panel and color TBD
	4					

2901 Old Milton Highway
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YELLOWHAWK

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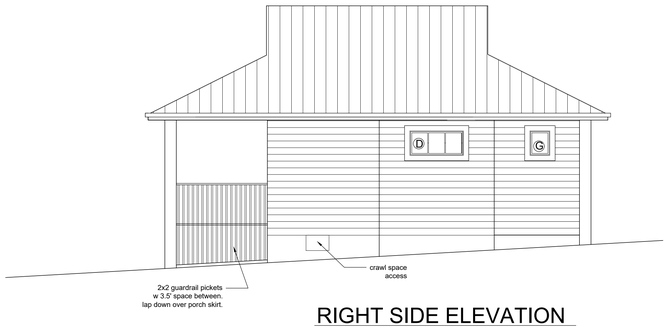
Walla Walla, WA. 99362

DATE : JULY 14, 2022

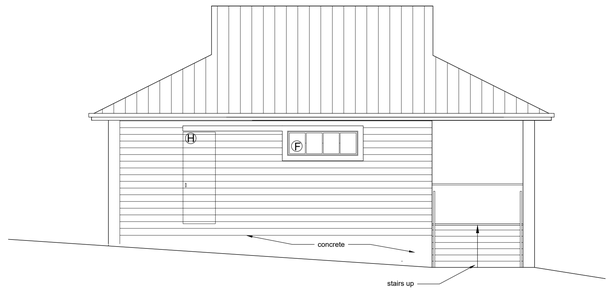
WW COUNTY REVIEW

PHASE : CONSTRUCTION 1

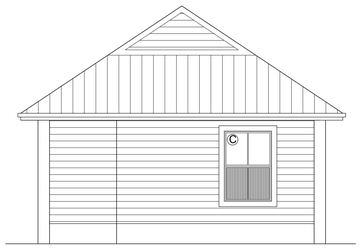
A2.1



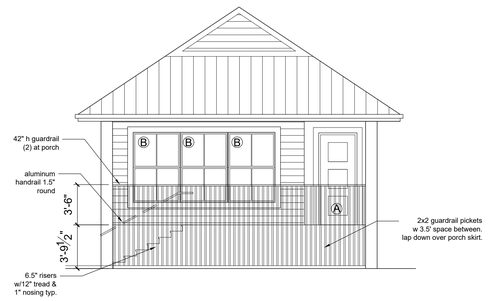
RIGHT SIDE ELEVATION



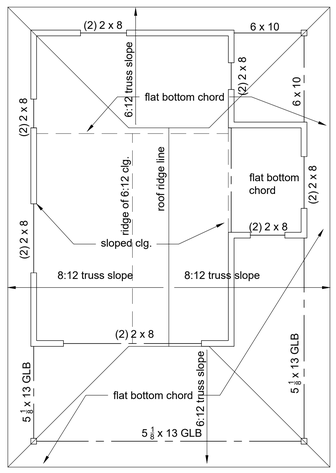
LEFT SIDE ELEVATION



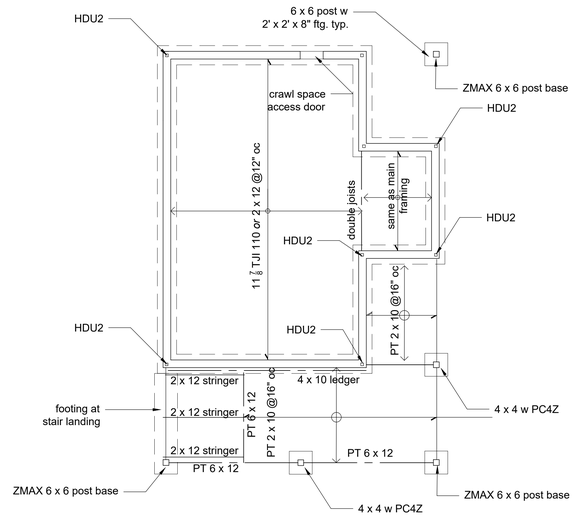
BACK ELEVATION



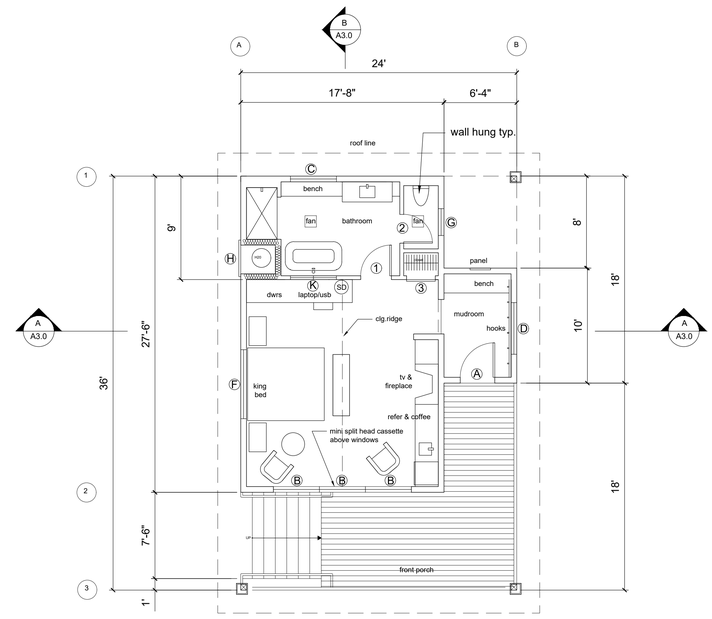
FRONT ELEVATION



WALL AND ROOF FRAMING



FOUNDATION/FLOOR FRAMING



A3 KING_DELUXE STAIRS DOOR R

B
A3.0

MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0" at 30" x 42"

1' 0' 8'

SCHEDULE NOTES:

windows are measured as rough opening
Doors are measured to door leaf or slab
All exterior doors Andersen fiberglass "A" series with low E/heatlock glass.
Where doors and windows stack and/or align horizontally coordinate openings so that head trim aligns.
Color, trim, and hardware options as selected TBD.
See separate WSU/City of Seattle compliance forms for U values Energy code compliance
T indicates tempered glass required.

EXTERIOR DOORS AND WINDOWS

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
A	1	3'-0"	8'-0"	SWING DOOR	WOOD/FIBERGLASS	3 Panel configuration as shown or approved. Code programmable locking system
B	3	4-0"	6'-0"	SINGLE HUNG	"	Ganged together or (2) 2 x 4 in between TBD. TDL appearance at vertical center mullion.
C	1	4'-0"	6'-0"	SINGLE HUNG	"	Obscure reed glass as shown in lower lites. TDL appearance at center mullion.
D	1	4'-6"	2'-0"	FIXED/SLIDER	"	Center lite slides. 3 equal lites.
E	Not used Unit Type A					
F	1	6'-0"	2'0"	FIXED/SLIDER	"	2 outside lites slide. 4 equal lites.
G	1	1'-9"	2'-0"	AWNING	"	
H	1	3'-0"	8'-0"	DOOR PANEL w SIDING	"	Exempt from Energy Code. Utility access.
	9					

INTERIOR DOORS AND RELITE

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
K	1	3'-0"	5'-3"	SINGLE HUNG	WOOD/FIBERGLASS	Same configuration as window C. w obscure glass. Tempered glass all lites.
1	1	2'-8"	8'-0"	SWING	"	Panel and color TBD
2	1	2'-6"	8'-0"	SWING	"	Panel and color TBD
3	1	2'-6"	7'-0"	SWING	"	Panel and color TBD
	4					

YELLOWHAWK

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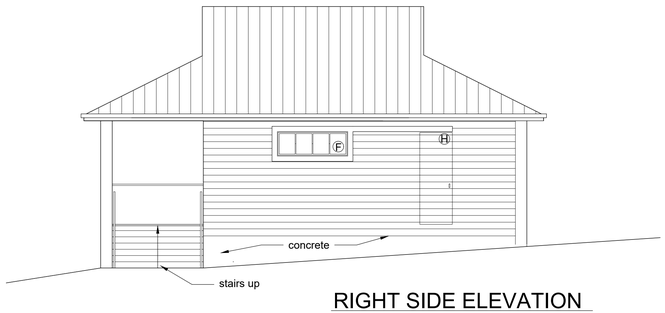
DATE : JULY 14, 2022

WW COUNTY REVIEW

PHASE : CONSTRUCTION 1

A2.2

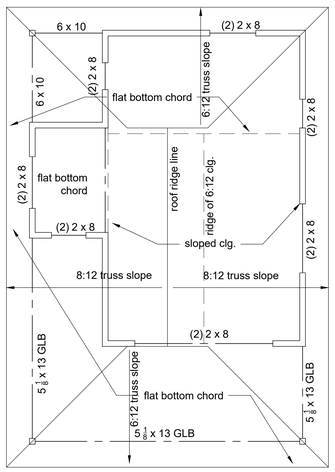


RIGHT SIDE ELEVATION

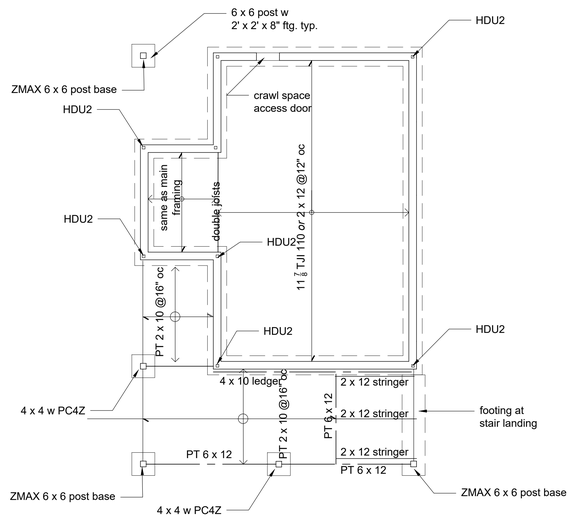
LEFT SIDE ELEVATION

BACK ELEVATION

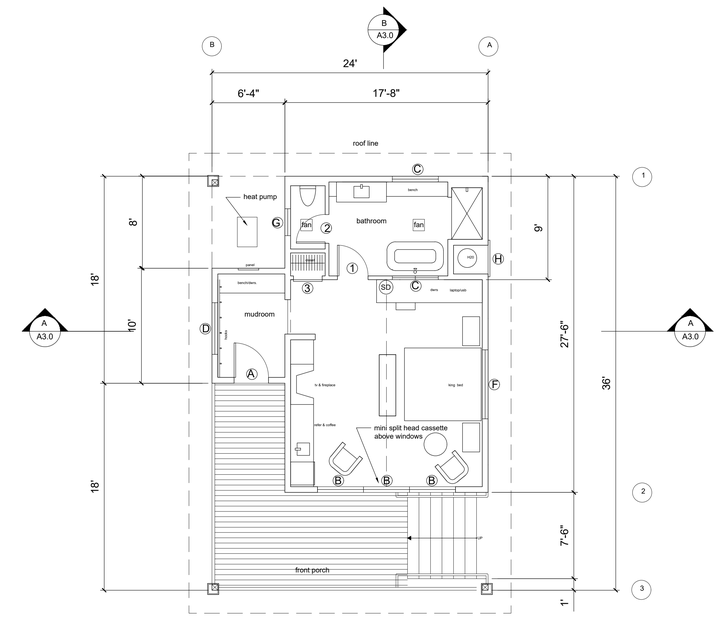
FRONT ELEVATION



WALL AND ROOF FRAMING



FOUNDATION/FLOOR FRAMING



A4 KING_DELUXE STAIRS DOOR L

MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0" at 30" x 42"

8' 0' 1'

SCHEDULE NOTES:

windows are measured as rough opening
Doors are measured to door leaf or slab
All exterior doors Andersen fiberglass "A" series with low E/heatlock glass.
Where doors and windows stack and/or align horizontally coordinate openings so that head trim aligns.
Color, trim, and hardware options as selected TBD.
See separate WSU/City of Seattle compliance forms for U values Energy code compliance
T indicates tempered glass required.

EXTERIOR DOORS AND WINDOWS

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
A	1	3'-0"	8'-0"	SWING DOOR	WOOD/FIBERGLASS	3 Panel configuration as shown or approved. Code programmable locking system
B	3	4-0"	6'-0"	SINGLE HUNG	"	Ganged together or (2) 2 x 4 in between TBD. TDL appearance at vertical center mullion.
C	1	4'-0"	6'-0"	SINGLE HUNG	"	Obscure reed glass as shown in lower lites. TDL appearance at center mullion.
D	1	4'-6"	2'-0"	FIXED/SLIDER	"	Center lite slides. 3 equal lites.
E	Not used Unit Type A					
F	1	6'-0"	2'0"	FIXED/SLIDER	"	2 outside lites slide. 4 equal lites.
G	1	1'-9"	2'-0"	AWNING	"	
H	1	3'-0"	8'-0"	DOOR PANEL w SIDING	"	Exempt from Energy Code. Utility access.
	9					

INTERIOR DOORS AND RELITE

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
K	1	3'-0"	5'-3"	SINGLE HUNG	WOOD/FIBERGLASS	Same configuration as window C. w obscure glass. Tempered glass all lites.
1	1	2'-8"	8'-0"	SWING	"	Panel and color TBD
2	1	2'-6"	8'-0"	SWING	"	Panel and color TBD
3	1	2'-6"	7'-0"	SWING	"	Panel and color TBD
	4					

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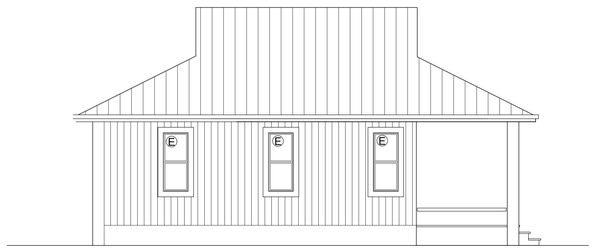
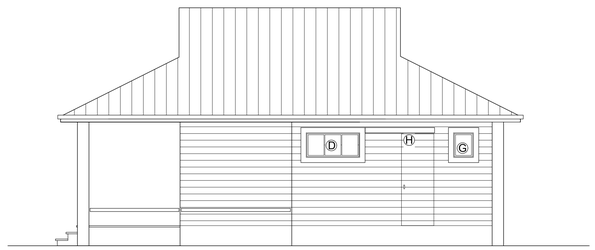
PHASE : CONSTRUCTION 1

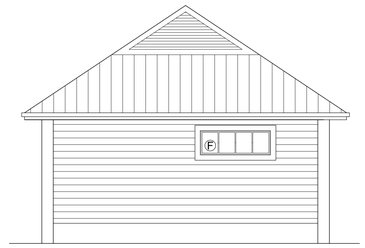
A2.3



RIGHT SIDE ELEVATION

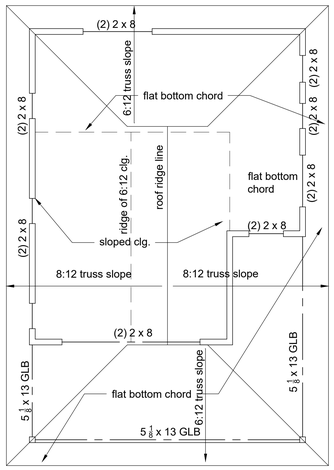


LEFT SIDE ELEVATION

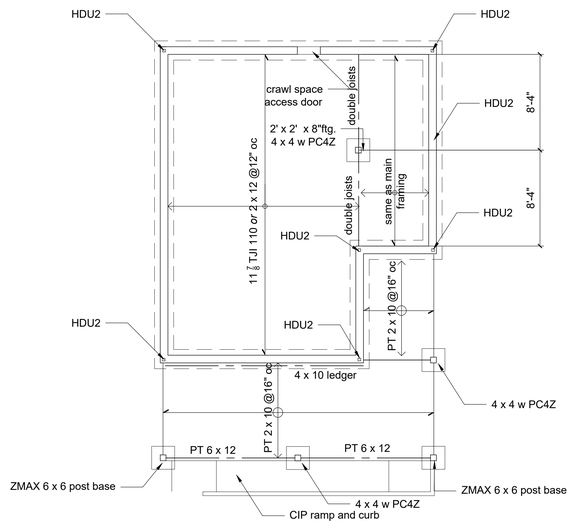


BACK ELEVATION

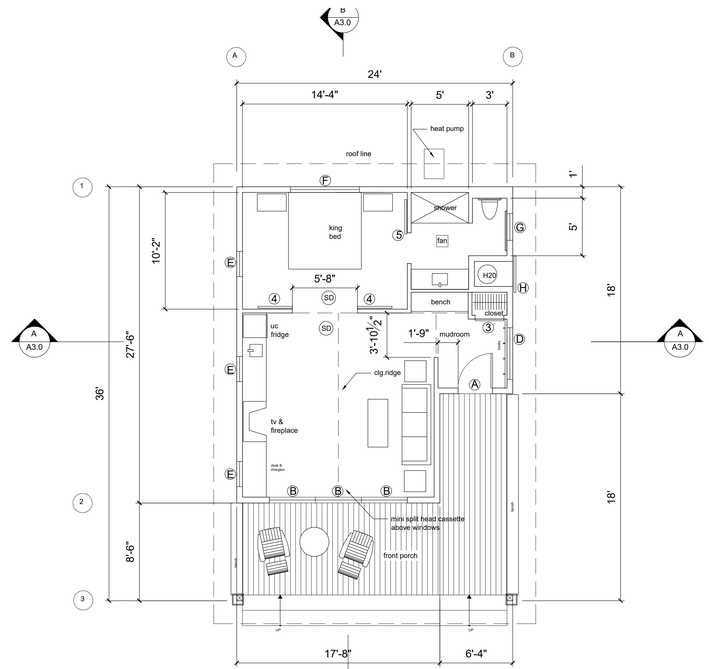
FRONT ELEVATION



WALL AND ROOF FRAMING



FOUNDATION/FLOOR FRAMING



B1 KING_SITTING AREA

MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0" at 30" x 42"

1' 0' 8'

SCHEDULE NOTES:

windows are measured as rough opening
Doors are measured to door leaf or slab
All exterior doors Andersen fiberglass "A" series with low E/heatlock glass.
Where doors and windows stack and/or align horizontally coordinate openings so that head trim aligns.
Color, trim, and hardware options as selected TBD.
See separate WSU/City of Seattle compliance forms for U values Energy code compliance
T indicates tempered glass required.

EXTERIOR DOORS AND WINDOWS

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
A	1	3'-0"	8'-0"	SWING DOOR	WOOD/FIBERGLASS	3 Panel configuration as shown or approved. Code programmable locking system
B	3	4-0"	6'-0"	SINGLE HUNG	"	Ganged together or (2) 2 x 4 in between TBD. TDL appearance at vertical center mullion.
C	NOT USED UNIT TYPE B					
D	1	4'-6"	2'-0"	FIXED/SLIDER	"	Center lite slides. 3 equal lites.
E	3	2'-0"	5'-0"	SINGLE HUNG	"	
F	1	6'-0"	2'-0"	FIXED/SLIDER	"	2 outside lites slide. 4 equal lites.
G	1	1'-9"	2'-0"	AWNING	"	
H	1	3'-0"	8'-0"	DOOR PANEL w SIDING	"	Exempt from Energy Code. Utility access.
	11					

INTERIOR DOORS AND RELITE

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
K	NOT USED UNIT TYPE B					
1	NOT USED UNIT TYPE B					
2	NOT USED UNIT TYPE B					
3	1	2'-6"	7'-0"	SWING	"	Panel and color TBD
4	2	3'-0"	8'-0"	BARN DOOR		Pair of doors on single barn door track Panel and color TBD

YELLOWHAWK

2901 Old Milton Highway
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99362

4909 REGISTERED ARCHITECT PHILIP CHRISTOFIDES State of Washington

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christofides.philip@gmail.com
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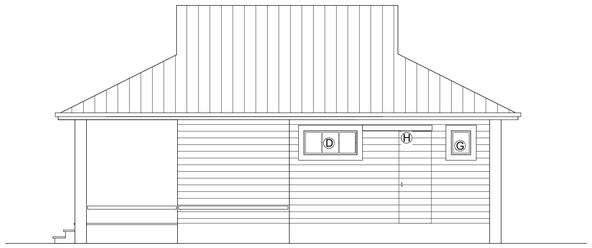
1236 Forrest Ln.
Walla Walla, WA. 99362

DATE : JULY 14, 2022

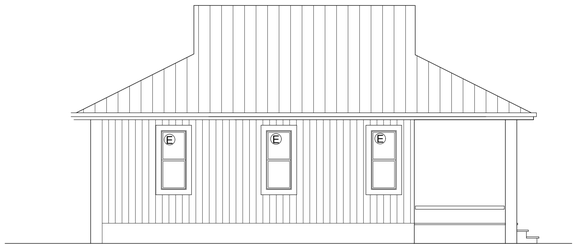
WW COUNTY REVIEW

PHASE : CONSTRUCTION 1

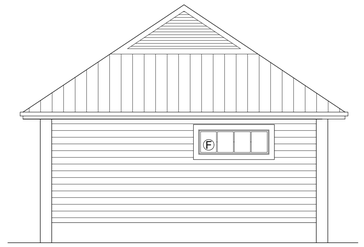
A2.4



RIGHT SIDE ELEVATION

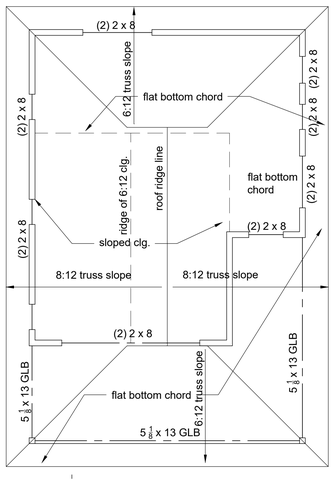


LEFT SIDE ELEVATION

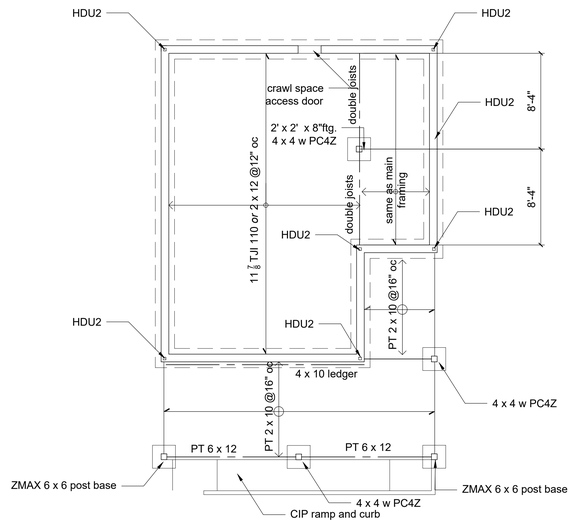


BACK ELEVATION

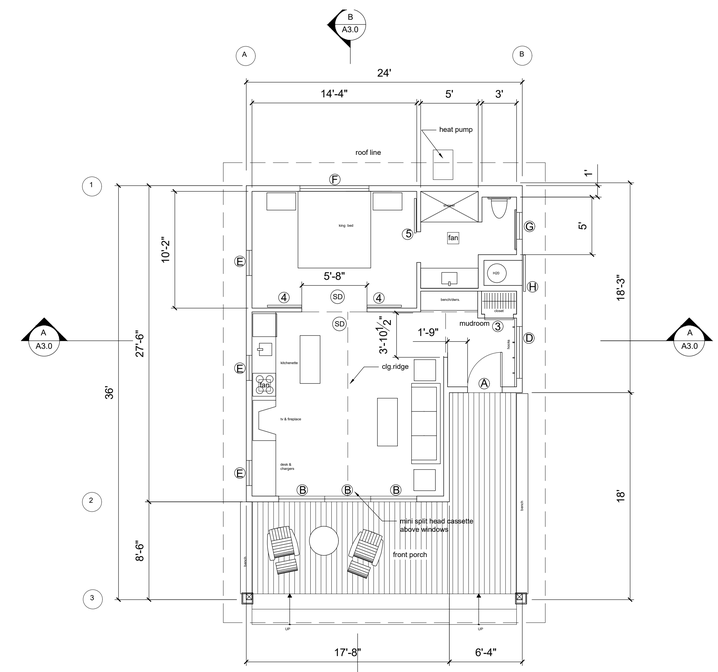
FRONT ELEVATION



WALL AND ROOF FRAMING



FOUNDATION/FLOOR FRAMING



B3 KING_SITTING AREA_KITCHENETTE

MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0" at 30" x 42"

1' 0' 8'

SCHEDULE NOTES:

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Where doors and windows stack and/or align horizontally coordinate openings so that head trim aligns.
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C	NOT USED UNIT TYPE B					
D	1	4'-6"	2'-0"	FIXED/SLIDER	"	Center lite slides. 3 equal lites.
E	3	2'-0"	5'-0"	SINGLE HUNG		
F	1	6'-0"	2'-0"	FIXED/SLIDER	"	2 outside lites slide. 4 equal lites.
G	1	1'-9"	2'-0"	AWNING	"	
H	1	3'-0"	8'-0"	DOOR PANEL w SIDING	"	Exempt from Energy Code. Utility access.
	11					

INTERIOR DOORS AND RELITE

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1	NOT USED UNIT TYPE B					
2	NOT USED UNIT TYPE B					
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4	2	3'-0"	8'-0"	BARN DOOR		Pair of doors on single barn door track Panel and color TBD

YELLOWHAWK

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99362

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PHILIP CHRISTOFIDES
State of Washington

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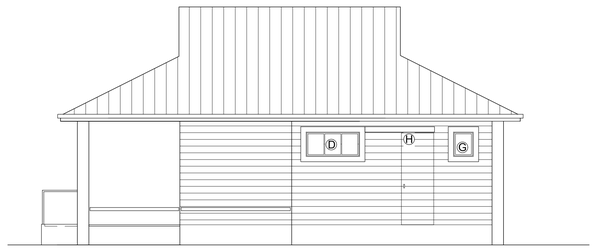
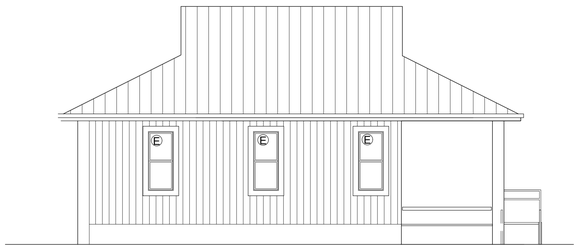
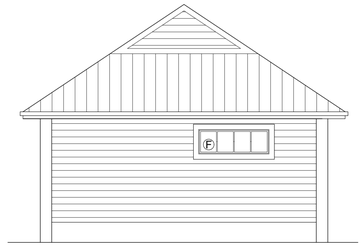
A2.5



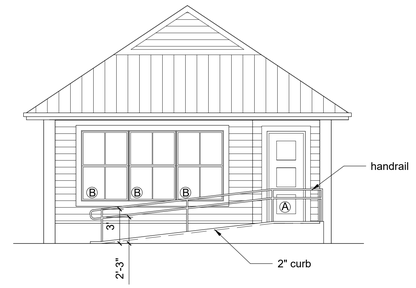
RIGHT SIDE ELEVATION



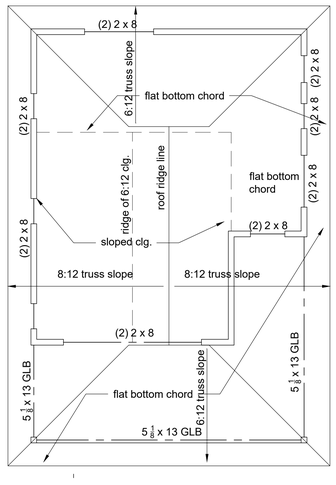
LEFT SIDE ELEVATION



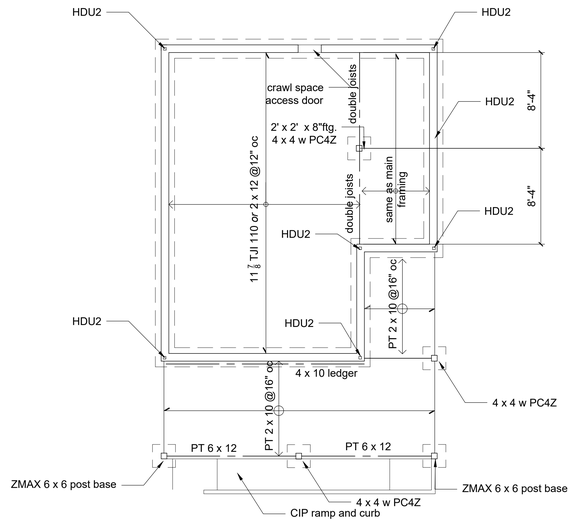
BACK ELEVATION



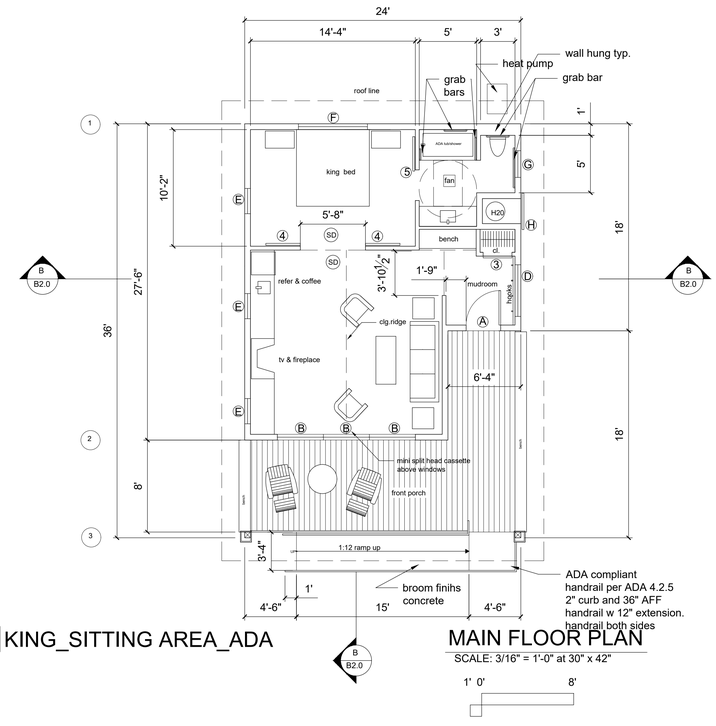
FRONT ELEVATION



WALL AND ROOF FRAMING



FOUNDATION/FLOOR FRAMING



B4 KING_SITTING AREA_ADA

MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0" at 30" x 42"

1' 0' 8'

SCHEDULE NOTES:

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C	NOT USED UNIT TYPE B					
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G	1	1'-9"	2'-0"	AWNING	"	
H	1	3'-0"	8'-0"	DOOR PANEL w SIDING	"	Exempt from Energy Code. Utility access.
	11					

INTERIOR DOORS AND RELITE

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YELLOWHAWK

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2009 REGISTERED ARCHITECT PHILIP CHRISTOFIDES State of Washington

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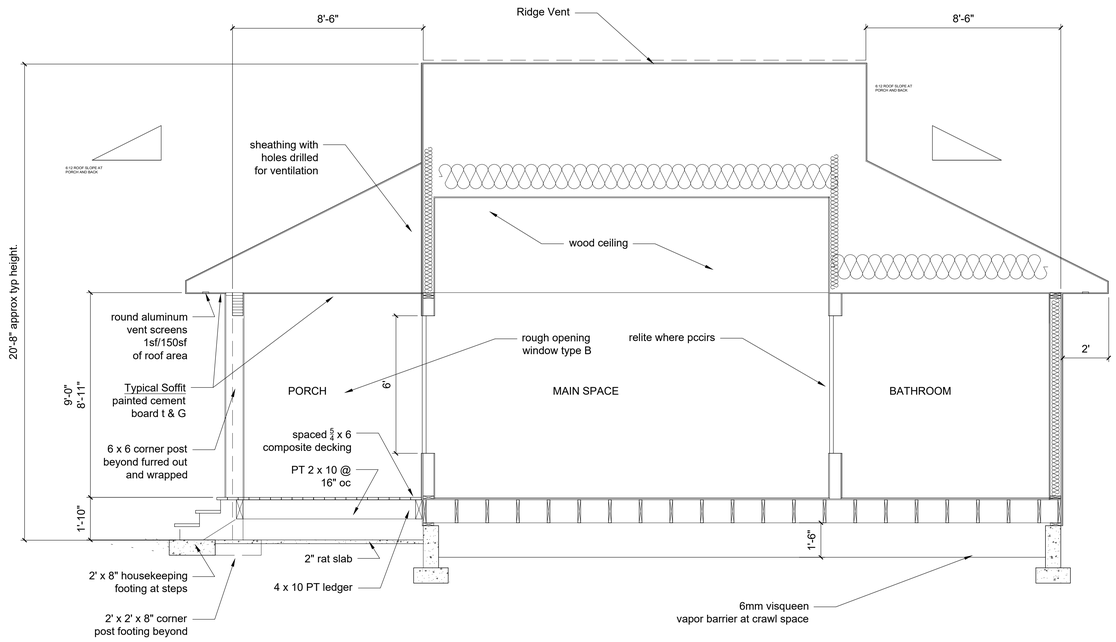
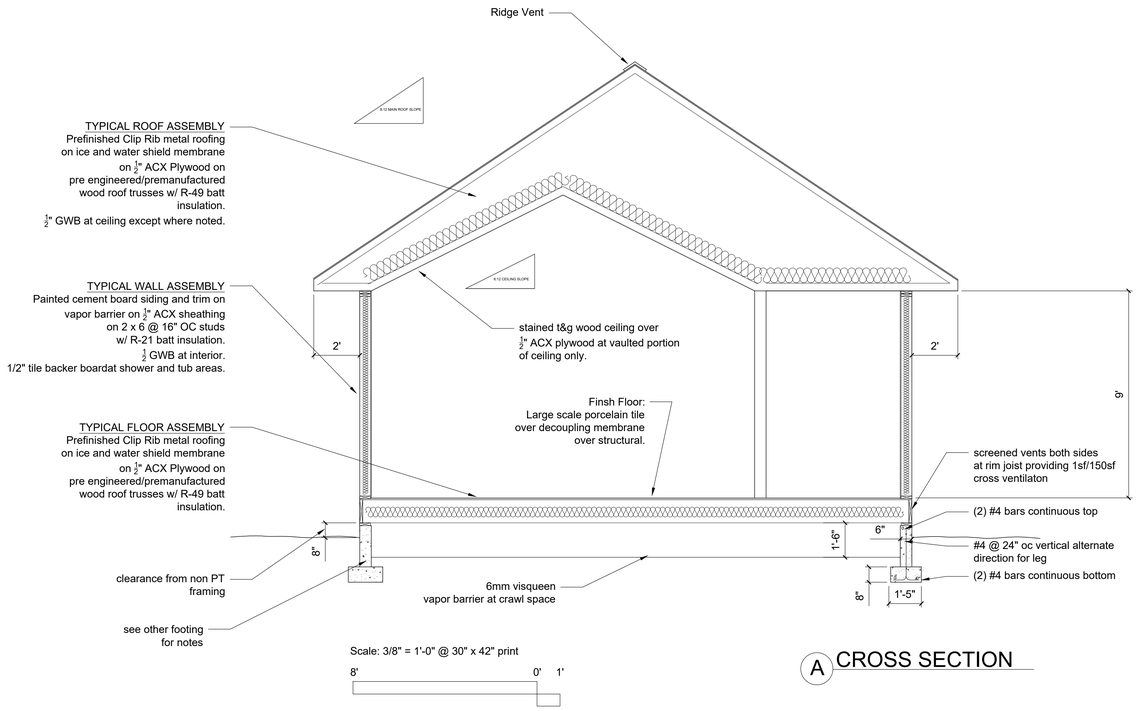
WW COUNTY REVIEW

PHASE : CONSTRUCTION 1

A2.6



B CROSS SECTION



Scale: 3/8" = 1'-0" @ 30" x 42" print

8' 0' 1'

A CROSS SECTION

GENERAL STRUCTURAL NOTES

CRITERIA

1. ALL MATERIALS WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AS ADOPTED BY WALLA WALLA COUNTY.

2. R403.1(1) DESIGN LOADING CRITERIA

ROOF SNOW LOAD	30 PSF
FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
ATTIC LIVE LOAD (UNINHABITED ATTICS WITHOUT STORAGE)	10 PSF

PRESCRIPTIVE SIZING
MINIMUM FOOTING SIZE 12" W X 6" T

R403.3.(2) AIR FREEZING INDEX 1500 OR LESS

EARTHQUAKE (EQUIVALENT LATERAL FORCE PROCEDURE) SITE CLASS D
SEISMIC DESIGN CATEGORY= C
RISK CATEGORY = II

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ALL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

R 401.4.1 GEOTECHNICAL

10. FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE, UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.

BACKFILL BEHIND ALL RETAINING WALLS, WHERE INDICATED WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

ALLOWABLE SOIL PRESSURE 1,500 PSF

R402.2 CONCRETE

11. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED, AND PLACED IN ACCORDANCE WITH ACI 318-14 AND ACI 301-10. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH (f'c) OF 2500 PSI, SHALL CONTAIN NO LESS THAN 5-1/2 SACKS OF CEMENT, HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.45, AND A SLUMP OF 5 INCHES OR LESS.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494M, AND C618. UNLESS OTHERWISE NOTED THE TOTAL AIR CONTENT SHALL BE 5% AIR CONTENT SHALL BE SAMPLED IN ACCORDANCE WITH ASTM C172 ABD ARI CONTENT MEASURED IN ACCORDANCE WITH ASTM C231 OR C173.

12. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENTS S1), GRADE 40, Fy = 40,000 PSI.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185

13. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI SP-66-04 AND ACI 318-14 CHAPTER 25. UNLESS OTHERWISE NOTED LAP REINFORCEMENT A MINIMUM OF 48 X BAR DIAMETER AND EMBED STANDARD 90 DEGREE HOOKS A MINIMUM OF 6-INCHES. LAP SPLICES SHALL BE STAGGERED SUCH THAT A MAXIMUM OF 50% OF THE TOTAL REINFORCEMENT IS SPLACED AT ANY ONE LOCATION. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS.

LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. FIELD BENDING OF GRADE 60 REINFORCEMENT SHALL NOT BE ALLOWED.

14. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
ALL OTHER SURFACES 1-1/2"

15. SLABS-ON-GRADE UNLESS NOTED OTHERWISE SHALL BE 4" CONCRETE, REINFORCED WITH 6X6 W1.4XW1.4 WELDED WIRE FABRIC CENTERED IN SLAB. UNLESS OTHERWISE DIRECTED BY SOILS REPORT PROVIDE MINIMUM 10 MIL VAPOR BARRIER OVER 4" OF COMPACTED SAND OR GRAVEL.

R505.3.1 FRAMING ANCHORS

A. CONCRETE ANCHORS
1. ½" ANCHOR BOLTS CAST INTO FOUNDATION WALL AT 4'-0" OC NAILING PER TABLE R505.3.1(1).

R507.2.3 DECK CONNECTORS

2. METAL FRAMING CONNECTORS
GALVANIZED BOLTS, NUTS, AND WASHERS PER TABLE R507.2.3. COATINGS AND THICKNESSES AS INDICATED. ALTERNATES FOR DECKING FASTENERS INCLUDE STAINLESS STEEL, SILICON BRONZE, OR COPPER.

R502.3.1 FLOOR JOISTS & BEAMS

17. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS.

FLOOR JOISTS 2 X 12 @ 12"OC (MAX SPAN 18'-6" HEM-FIR NO. 1 (OR MANUFACTURED JOISTS @ 16"oc)

BEAM AND STRINGERS: DOUGLAS FIR LARCH NO. 1
(6 X AND LARGER MEMBERS)

POSTS AND TIMBERS: DOUGLAS FIR LARCH NO. 1
(6 X AND LARGER MEMBERS)

STUDS PLATES & MISCELLANEOUS LIGHT FRAMING DOUGLAS FIR LARCH OR HEM-FIR NO. 2,

18. (FINGER JOINTED STUDS MAY NOT BE USED FOR STRUCTURAL FRAMING

FLOOR SHEATHING
5/8" ACX PLYWOOD MINIMUM THICKNESS

19. GLUED LAMINATED MEMBERS SHALL BE FABRICATED AND IDENTIFIED AS REQUIRED BY ASTM D3737 AND AITC A190.1. EACH MEMBER SHALL BEAR AN AITC IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC CERTIFICATE OF CONFORMANCE. IN ADDITION ALL GLULAMS SHALL CONFORM TO APA PERFORMANCE STANDARD PRG-320. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, F_{by}= 2,400 PSI, F_v= 265 PSI, E = 1,800,000 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, F_{by} = 2,400 PSI, F_v= 265 PSI, E = 1,800,000 PSI.

ALL COLUMNS SHALL BE COMBINATION 2-DF-L2 AS FOLLOWS:

TWO LAMINATIONS	F_c = 1600 PSI, F_t = 1250 PSI, F_{bx} = 1700 PSI, F_{by} = 1300 PSI,	E = 1,600,000 PSI
THREE LAMINATIONS	F_c = 1600 PSI, F_t = 1250 PSI, F_{bx} = 1700 PSI, F_{by} = 1600 PSI,	E = 1,600,000 PSI
FOUR OR MORE LAMINATIONS	F_c = 1950 PSI, F_t = 1250 PSI, F_{bx} = 1700 PSI, F_{by} = 1800 PSI,	E = 1,600,000 PSI

UNLESS OTHERWISE NOTED CAMBER ALL GLULAM BEAMS TO 3,500 FOOT RADIUS. WHERE REQUIRED BEAMS AND COLUMNS SHALL BE PRESSURE TREATED AFTER MANUFACTURE IN ACCORDANCE WITH AMERICAN WOOD-PRESERVATIVES ASSOCIATION STANDARD U1.

20. LAMINATED VENEER LUMBER (LVL): EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED ICC-ES EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: F_b = 2600 PSI, Fv = 285 PSI, E = 2,000,000 PSI.

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY WEYERHAEUSER. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER, ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

21. LAMINATED STRAND LUMBER (LSL): EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED I.C.C.—E.S. EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: F_b = 2325 PSI, Fv = 310 PSI, E = 1,550,000 PSI.

LSL RIM JOISTS SHALL CONFORM TO ANSI/APA PRR 410 AND SHALL BE MARKED IN ACCORDANCE WITH THE STANDARD.

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY WEYERHAEUSER. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER, ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

22. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOIST MANUFACTURED BY THE WEYERHAEUSER. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

23. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION; ANSI / TP 1-2014 FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

TOP CHORD LIVE LOAD REFER TO DESIGN LOADING CRITERIA
MINIMUM TOP CHORD DEAD LOAD 10 PSF
MINIMUM BOTTOM CHORD DEAD LOAD 5 PSF
WIND UPLIFT (TOP CHORD) VARIES, TO BE CALCULATED BY TRUSS MANUFACTURER

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANG-NAIL OR EQUAL) AND SHALL BE CONFIGURED SUCH THAT THE MAXIMUM OPENING BETWEEN MEMBERS DOES NOT EXCEED 42"X24". SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS MEETING THE REQUIREMENTS OF INTERNATIONAL BUILDING CODE SECTION 2303.4 TO THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING OFFICIAL FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC. SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS-TO-TRUSS AND TRUSS-TO-GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING. THE TRUSS MANUFACTURER SHALL COORDINATE LOCATIONS AND SUPPORT CONFIGURATIONS OF PLUMBING, MECHANICAL UNITS, DUCT WORK, AND OTHER MISCELLANEOUS ITEMS WITH THE CONTRACTOR PRIOR TO FABRICATION. TRUSSES SHALL BE DESIGNED TO SUPPORT ALL LOADS ASSOCIATED WITH SUCH ITEMS. THE TRUSS SHOP DRAWINGS SHALL INCLUDE ALL DESIGN LOADS AND APPROVED HANGER CONNECTION DETAILS TO TRUSS CHORDS FOR SUPPORT OF HUNG MECHANICAL SYSTEM COMPONENTS. ANY VARIATION FROM THE BEARING POINTS INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL.

24. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1-09 OR PS 2-10 AND AMERICAN PLYWOOD ASSOCIATION PERFORMANCE STANDARD PRP-108. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS. EACH PANEL SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY.

25. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE, PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC. AND CONCRETE OR MASONRY.

PRESSURE TREATED LUMBER SHALL COMPLY WITH THE AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) STANDARD U1, COMMODITY SPECIFICATION A

ALL TREATED LUMBER SHALL BEAR THE QUALITY MARK OF AN ACCREDITED INSPECTION AGENCY. THE QUALITY MARK SHALL INCLUDE:

A. IDENTIFICATION OF TREATING MANUFACTURER
B. TYPE OF PRESERVATIVE USED
C. MINIMUM PRESERVATIVE RETENTION (PCF)
D. END USE FOR WHICH THE PRODUCT IS TREATED
E. IDENTITY OF THE ACCREDITED INSPECTION AGENCY
F. STANDARD TO WHICH THE PRODUCT IS TREATED

26. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. SHIMS, WHERE REQUIRED, SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. ALL LAG SCREWS SHALL BE INSTALLED IN PRE-DRILLED HOLES.

UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON AND MAXIMUM NUMBER OF NAILS AS SPECIFIED BY THE MANUFACTURER SHALL BE PROVIDED.

UNLESS NOTED OTHERWISE ALL SAWN LUMBER JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS AND ALL PREFABRICATED PLYWOOD WEB JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS UNLESS NOTED OTHERWISE.

ALL CONNECTIONS IN CONTACT WITH PRESERVATIVE-TREATED OR FIRE-RETARDANT-TREATED WOOD, SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL. HOT DIPPED GALVANIZED FASTENERS SHOULD CONFORM TO ASTM STANDARD 153, AND HOT DIPPED GALVANIZED CONNECTORS SHOULD CONFORM TO ASTM STANDARD A653 (CLASS G-185). STAINLESS STEEL FASTENERS AND CONNECTORS SHOULD BE TYPE 304 OR 316. NOTE: ELECTROPLATED GALVANIZED FASTENERS AND CONNECTORS ARE NOT TO BE USED WITH PRESSURE TREATED WOOD. SIMPSON PRODUCT FINISHES CORRESPONDING TO THE ABOVE REQUIREMENTS ARE ZMAX (HOT DIPPED GALVANIZED) AND SST300 (STAINLESS STEEL). STAINLESS STEEL HARDWARE AND FASTENERS SHALL NOT BE COMBINED WITH UNTREATED OR GALVANIZED MATERIAL.

26. WOOD FASTENERS:

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	0.148"
16d	3-1/2"	0.162"

DESIGN IS BASED ON COMMON STEEL WIRE NAILS MEETING THE REQUIREMENTS OF ASTM F1667. USE OF ALTERNATE FASTENERS MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO THE START OF CONSTRUCTION.

B. NAILS – PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

27. WOOD FRAMING NOTES – THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE AS SPECIFIED ABOVE. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. INSTALLATION OF BOLTS AND LAG SCREWS SHALL CONFORM TO SECTIONS 12.1.3 AND 12.1.4 OF THE 2015 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. NATURALLY DURABLE OR PRESSURE TREATED WOOD SHALL BE PROVIDED WHERE REQUIRED BY SECTION 2304.12 OF THE INTERNATIONAL BUILDING CODE.

B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2X6 AT 16" O.C. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2 x 8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED AND SHALL BEAR FULLY ON A MINIMUM OF TWO STUDS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE SOLID BLOCKING BETWEEN STUDS AT MID_HEIGHT OF ALL STUD WALLS OVER 10' IN HEIGHT.

STUDS MAY BE NOTCHED, CUT, OR PENETRATED WITH ROUND BORED HOLES AS FOLLOWS:

STUD SIZE	MAXIMUM NOTCH / CUT	MAXIMUM BORED HOLE
2X4	7/8"	1-3/8"
2X6	1-3/8"	2-1/8"

BORED HOLES SHALL NOT BE LOCATED WITH 5/8" FROM THE EDGE OF THE STUD OR AT THE SAME LOCATION AS A NOTCH OR CUT.

WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d AT 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS AT 4" O.C. EACH SIDE OF JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'_0" O.C. UNLESS INDICATED OTHERWISE. PROVIDE 3"x3" x1/4" HOT-DIPPED GALVANIZED PLATE WASHERS AT ALL ANCHOR BOLTS. INDIVIDUAL MEMBERS OF BUILT_UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16d NAILS @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5d COOLER NAILS FOR 1/2" GWB AND 6d COOLER NAILS FOR 5/8" GWB. PROVIDE 15/32" APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8d NAILS @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH NAILS @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS.

NOTCHES AT THE END OF JOISTS AND RAFTERS SHALL NOT EXCEED 1/4 THE DEPTH OF THE MEMBER. NOTCHES IN THE TOP OR BOTTOM SHALL NOT EXCEED 1/6 THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED WITHIN THE MIDDLE 1/3 OF THE SPAN. THE DIAMETER OF ROUND HOLES BORED IN JOISTS AND RAFTERS SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED WITHIN 2" FROM THE TOP OR BOTTOM EDGE.

TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI_JOIST BEAMS TOGETHER WITH TWO ROWS OF 16d @ 12" O.C. ATTACH RAFTERS AND ROOF TRUSSES AT BEARING LINES WITH H2.5 @ 24" O.C. UNLESS OTHER METAL CONNECTIONS ARE PROVIDED.

UNLESS OTHERWISE NOTED ON THE PLANS, APA RATED ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND NAILED WITH NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE_AND_GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF AND FLOOR SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" O.C. UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PLYWOOD PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.

YELLOWHAWK

2901 Old Milton Highway
Walla Walla, WA.
99362

5509 REGISTERED ARCHITECT CHRISTOPHER STATE OF WASHINGTON

ARCHITECT
christofides.philip@gmail.com
206-295-1321
1236 Forrest Ln.
Walla Walla, WA. 99362

DATE : JULY 14, 2022
WW COUNTY REVIEW
PHASE : CONSTRUCTION 1

A3.0

Exhibit 7

DECEMBER 13, 2021 – MEMO

This memorandum documents the trips generated by the proposed development and confirms that a Type-1 transportation impact analysis (TIA), also called an Access Review, is not required in accordance with the Walla Walla County (County) Traffic Impact Analysis Guidelines dated May 2010.

The applicant proposes 20 short-term rental units (cottages) and two single-family residences that will serve as a permanent residence for staff. One of the single-family residences will replace the existing vacation rental by owner (VRBO) unit that sleeps up to 20 people.

The trip generation for the exisitng and proposed land uses were based on the average trip rates for single-family housing (land use code 210) and recreational homes (land use code 260), from the Institute of Transportation Engineers' (ITE) Trip Generation Manual 11th Edition because the land use description best matches the existing and proposed land uses. The average trip rate was used because the size of the independent variables is outside the ITE data range.

Based on the applicant's observation, the existing VRBO unit generates approximately 10 daily trips. The ITE 260 land use suggests 4 daily trips. As a conservative approach, PBS used the trip generation from the ITE 260 land use, acknowledging that the actual number of trips generated may be higher and closer to the applicant's observation. Table 1 presents the trip generation estimates. Detailed trip generation calculations are attached.

Table 1. Net New Trip Generation for Yellowhawk Resort

Yellowhawk Resort – Proposed				ADT			AM			PM		
ITE Code	**Land Use**	**Total**	**Unit**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**
260	Recreational Homes	20	Dwelling Units	35	36	71	2	2	4	3	3	6
210	Single-Family Detached Housing	2	Dwelling Units	9	10	19	0	1	1	1	1	2
			Total Proposed Trips	44	46	90	2	3	5	4	4	8

Yellowhawk Resort – Existing				ADT			AM			PM		
ITE Code	**Land Use**	**Total**	**Unit**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**
260	Recreational Homes	1	Dwelling Units	*2*	*2*	*4*	*0*	*0*	*0*	*0*	*0*	*0*
			Existing Trips	*2*	*2*	*4*	*0*	*0*	*0*	*0*	*0*	*0*
			Net New Trips	**42**	**44**	**86***	**2**	**3**	**5**	**4**	**4**	**8**

Note: negative values are shown in italics.

* The daily total maybe as low as 80 trips per day based on the applicant's observations of daily trips from the existing recreational home to be removed.

The proposed Yellowhawk Resort is anticipated to generate 86 net new vehicle trips on a typical weekday, including 5 net new trips during the AM peak hour and 8 net new trips during the PM peak hour. The resort will generate less than 20 peak hour trips and less than 100 daily trips; therefore, a Type-1 TIA, or Access Review, is not required in accordance with County guidelines.

Land Use: 311
All Suites Hotel

Description

An all suites hotel is a place of lodging that provides sleeping accommodations, a small restaurant and lounge, and small amounts of meeting space. Each suite includes a sitting room and separate bedroom. An in-room kitchen is often provided. Hotel (Land Use 310), business hotel (Land Use 312), motel (Land Use 320), and resort hotel (Land Use 330) are related uses.

Additional Data

Six studies provided information on occupancy rates at the time the studies were conducted. The average occupancy rate for these studies was approximately 74 percent.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, and the 2010s in Florida, Georgia, Minnesota, Montana, Virginia, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Source Numbers

216, 436, 818, 870, 872, 1048

Land Use: 260
Recreational Homes

Description

A recreational home is either (1) a second home used by its owner periodically for recreation or (2) rented on a seasonal basis. Some sites in the database are located within a resort that contains local services and complete recreational facilities. Timeshare (Land Use 265) is a related land use.

Additional Data

A large number of internal trips are made for recreational purposes in resort communities containing recreational homes.

The sites were surveyed in the 1980s, the 2000s, and the 2010s in California, New York, and Oregon.

Source Numbers

187, 901, 968, 1046

All Suites Hotel
(311)

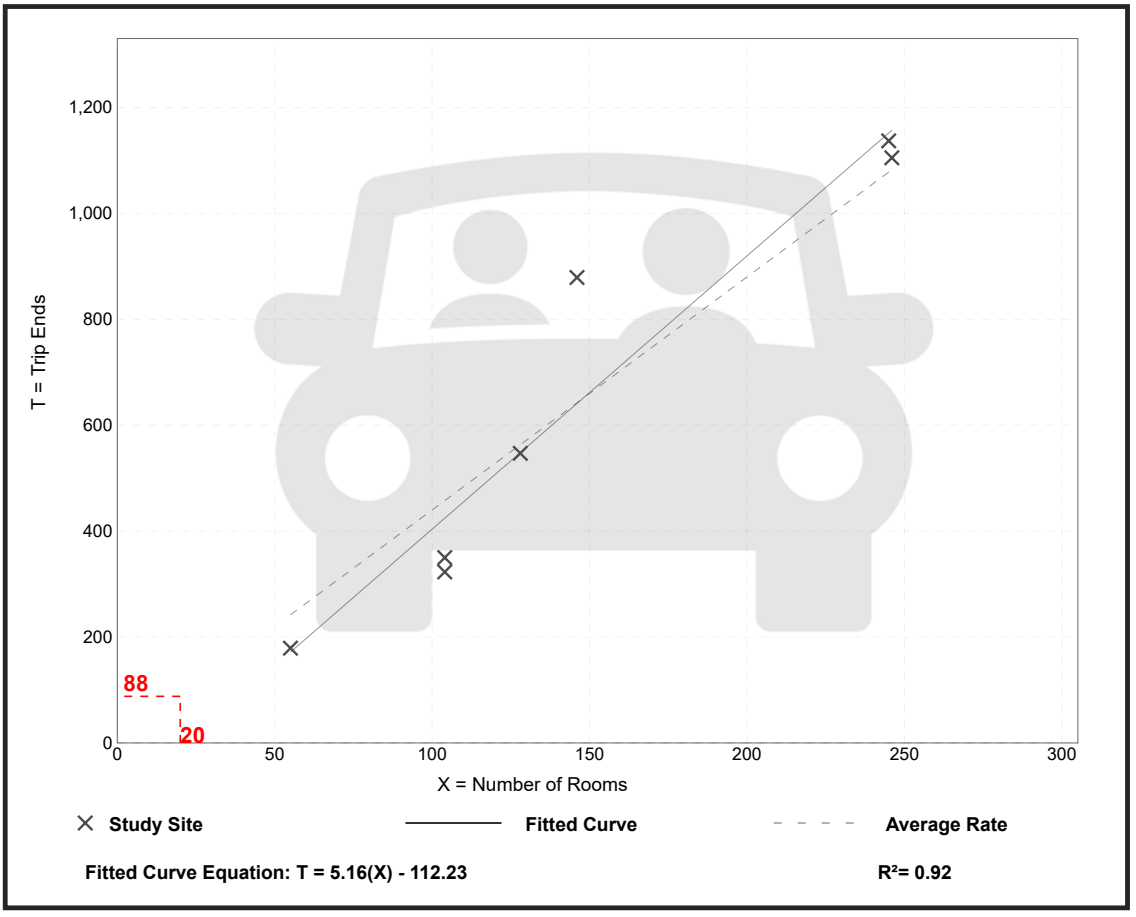
Vehicle Trip Ends vs: **Rooms**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 7
Avg. Num. of Rooms: 147
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
4.40	3.11 - 6.02	0.93

Data Plot and Equation



Fitted Curve Equation: T = 5.16(X) - 112.23

R^2= 0.92

Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

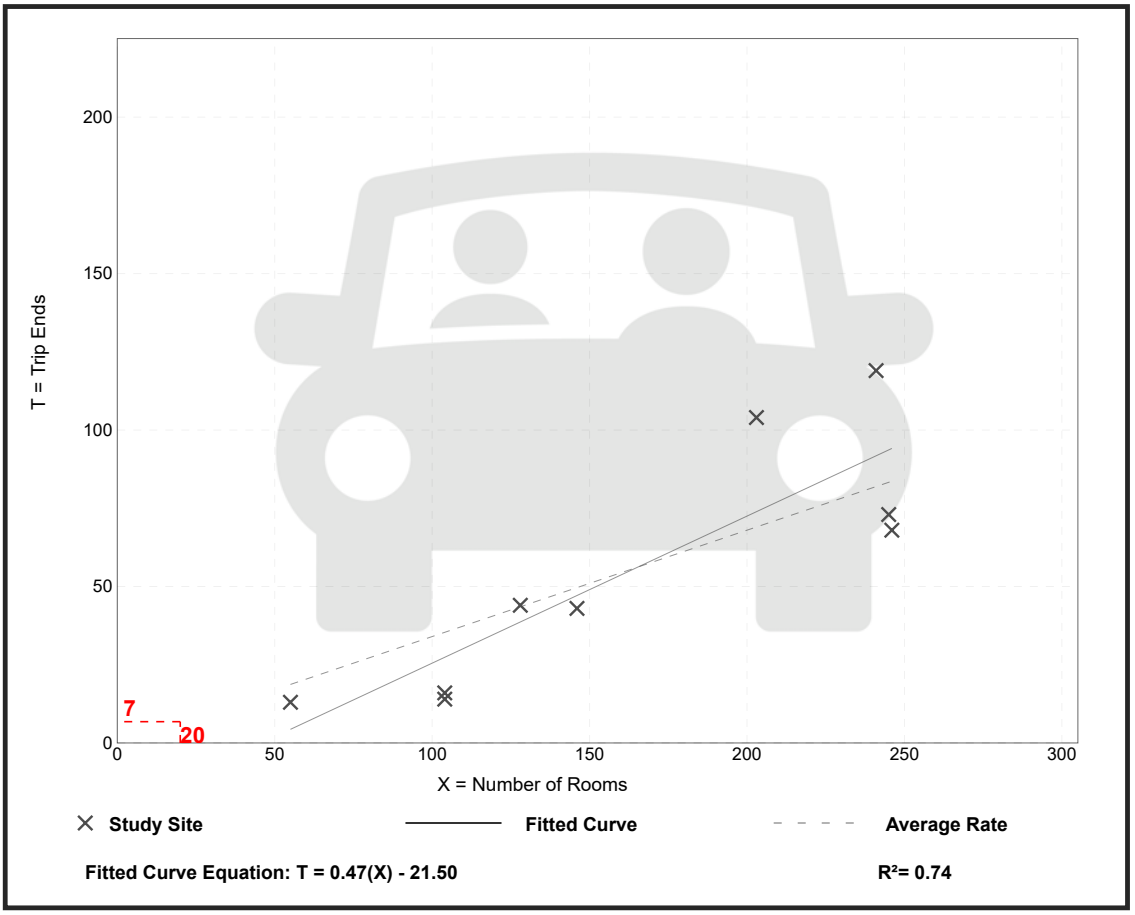
All Suites Hotel
(311)

Vehicle Trip Ends vs:	**Rooms**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	9
Avg. Num. of Rooms:	164
Directional Distribution:	53% entering, 47% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.34	0.13 - 0.51	0.13

Data Plot and Equation



Fitted Curve Equation: T = 0.47(X) - 21.50

R^2= 0.74

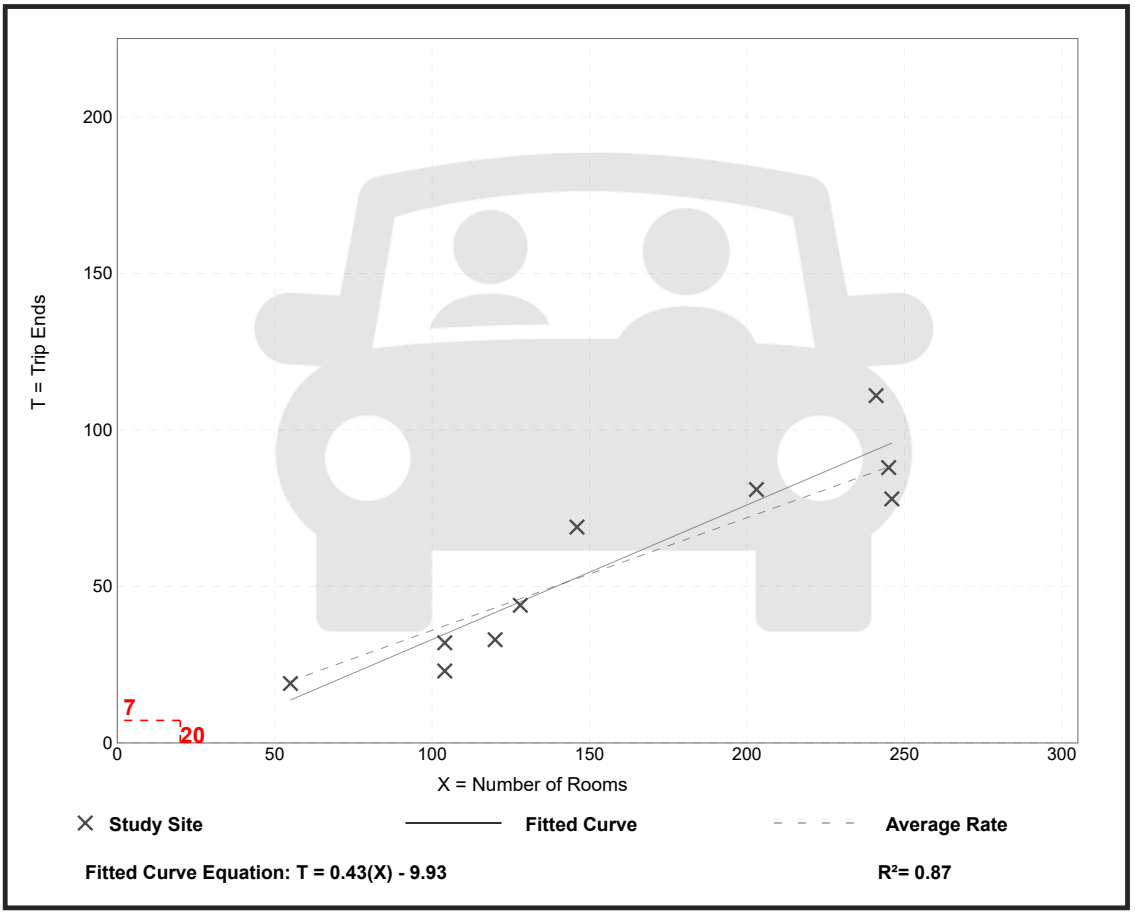
All Suites Hotel
(311)

Vehicle Trip Ends vs:	**Rooms**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	10
Avg. Num. of Rooms:	159
Directional Distribution:	49% entering, 51% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.36	0.22 - 0.47	0.08

Data Plot and Equation



Fitted Curve Equation: T = 0.43(X) - 9.93

R^2= 0.87

Exhibit 8

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
4601 N. Monroe Street • Spokane, Washington 99205-1295 • (509) 329-3400
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

March 24, 2022

Jennifer Ballard
Senior Planner
Walla Walla County
310 West Poplar Street, Suite 200
Walla Walla, WA 99362

Re: Yellowhawk Resort Bed & Breakfast North Parcel
File: SEPA22-004/CUP22-003/CAP22-006

Dear Jennifer Ballard:

Thank you for the opportunity to comment on the Notice of Application and anticipated Determination of Nonsignificance regarding Yellowhawk Resort Bed & Breakfast North Parcel project (Proponent: Walla Walla County Department of Public Works). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Hazardous Waste and Toxics Reduction Program-Huckleberry Palmer (509) 952-5442

Please keep in mind that during the construction activities associated with the Yellowhawk Resort Bed & Breakfast North Parcel 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, as well as a link to identify and designate your wastes on the Common Construction and Demolition Wastes website at https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition.

The applicant, as the facility generating the waste, bears the responsibility for all construction 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 Huckleberry Palmer at (509) 952-5442 or via email at Huckleberry.Palmer@ecy.wa.gov.

Water Quality Program-Shannon Adams (509) 329-3610

Section A.10 states the applicant will obtain a Construction Stormwater General Permit for the Yellowhawk Resort Bed & Breakfast North project. Ecology agrees that a permit is required.

For more information or technical assistance regarding the requirements of a Construction Stormwater General Permit, please contact Shannon Adams at (509) 329-3610 or via email at Shannon.Adams@ecy.wa.gov.

Water Resources Program-Herm Spangle (509) 329-3488

Water use quantities are subject to Walla Walla County zoning restrictions. The applicant should contact the Walla Walla County Community Development Department for more information on zoning restrictions.

For more information, please contact Herm Spangle at (509) 329-3488 or via email at herm.spangle@ecy.wa.gov.

State Environmental Policy Act (SEPA)-Cindy Anderson (509) 655-1541

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: 202201116)

Cc: Scott Clark, Yellowhawk Resort WW, LLC

Exhibit 9

Washington State Department of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

March 22, 2022

Walla Walla County Community Development
310 W. Poplar, Suite 200
Walla Walla, WA 99362

Attention: Jennifer Ballard, CFM, CNU-A, AICP, Senior Planner

Subject: SEPA22-004, Yellowhawk B&B
SR 125 milepost 1.62 left, Old Milton Highway Vicinity

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to State Route 125 (SR 125), a partially controlled limited access facility with a posted speed limit of 55 miles per hour. WSDOT has acquired all access rights to the highway. Private access is restricted solely to deeded approaches.

  According to our records, Lot 1 has the right to an existing Type B at milepost 1.21 left. Type B approaches are restricted solely to the normal use and operation of a farm, and not for retail marketing. We require a restrictive note be put on the boundary line adjustment indicating this approach is restricted for said use and exclusive to Lot 1.

- Any proposed lighting should be direct down towards the site and away from SR 125.

- Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. The proponent should contact Trevor McCain of the WSDOT Headquarters Traffic Office for specifics. He can be reached at (360) 705-7282.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Paul Gonseth

Paul Gonseth, P.E.
Planning Engineer

PG: jjp/mnk

cc: SR 125, File #2022_ 001
Larry Batterton, Area 4 Maintenance Superintendent

\\wsdot.loc\scdfs00\Public\459005\DEVREV\SR125\2022_125_001_WWCo_SEPA22-004_Yellowhawk_B&B\WWCo_SEPA22-004_Yellowhawk_B&B.docx

Exhibit 10

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

March 23, 2022

Jennifer B. Ballard
Senior Planner
Walla Walla County Community Development
310 W. Poplar St
Walla Walla, WA

In future correspondence please refer to:
Project Tracking Code: 2022-03-01750
Property: Yellowhawk Resort Bed and Breakfast Type II, North & South Parcels (SEPA22-003/004)
Re: Survey Requested

Dear Jennifer Ballard:

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. This is due, in part, to the proximity of the proposed project area to the confluence of Yellowhawk Creek and the Walla Walla River, resources that may have been important to both Native Americans and settlers in the past. 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,

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov

Exhibit 11

Walla Walla County
PUBLIC WORKS

Address/Project: **Yellowhawk Resort B&B, CUP22-003 and CUP22-004**
Date: **March 29, 2022**
Reviewer: **Joy Bader, 524-2733**

1. All stormwater must be retained and infiltrated onsite. Construction stormwater BMPs are required, sufficient to prevent erosion and sediment transport. Sediment track-out shall be minimized to the maximum extent possible, and track-out shall be cleaned up prior to the end of each working day. If construction activities will disturb more than an acre of ground, obtain coverage under Ecology's Construction Stormwater General Permit.

2. If construction activities will disturb more than an acre of ground, submit a Stormwater Site Plan prepared in accordance with Chapter 3 of the Stormwater Management Manual for Eastern Washington and in compliance with Title 11 of the Walla Walla County Code, prior to building or grading permit issuance. Address applicable stormwater elements, as required by Title 11 and the Stormwater Management Manual for Eastern Washington, including construction stormwater, stormwater treatment and retention.

Walla Walla County
PUBLIC WORKS

Address/Project: **TRAFFIC IMPACT ANALYSIS ~~225 Vineyard Ln~~/CUP22-003 and 4**
Date: **September 21, 2022** JD 10-4-22
Reviewer: **Joy Bader, 524-2733**

1. Based on professional judgment and conversations with the project engineer John Manix, Walla Walla County Public Works concludes that no further analysis is warranted. The projected trips either fall below the threshold for a Type I analysis with LUC 260 or withing rounding error of the threshold with LUC 311. Sufficient analysis has been provided for the adequate assessment of transportation impacts due to the proposed project. The roadway network within the near vicinity functions well and has adequate capacity.

Exhibit 12

Jennifer Ballard

From: Hartwig, Eric A. (ECY) <EHAR461@ECY.WA.GOV>
Sent: Thursday, April 14, 2022 11:33 AM
To: Jennifer Ballard
Subject: RE: Yellowhawk Resort Water Availablity: Request for Comments: SEPA22-004/CUP22-004 & 004/CAP22-004 & 006

It is a max of 80 gallons per minute for the domestic water. A lot of developments and water suppliers use storage tanks to meet the demands. This looks like it could meet the needs of the proposed development if they know what they are doing.

Eric Hartwig
Department of Ecology
Water Master
509-540-7680

Exhibit 13

2982

S. F. No. 7361—1-57—3M. 47578.

CERTIFICATE RECORD NO. 6 PAGE NO. 2982-A

STATE OF WASHINGTON, COUNTY OF Walla Walla

Certificate of Ground Water Right

Issued in accordance with the provisions of Chapter 263, Laws of Washington for 1945, and amendments thereto, and the rules and regulations of the State Supervisor of Water Resources thereunder.

THIS IS TO CERTIFY *That* ARTHUR E. FULKERSON

of Walla Walla, Washington, *has made proof to the satisfaction of the State Supervisor of Water Resources of Washington, of a right to the use of the ground waters of a* well

located within Government Lot 1

Sec. 11, *Twp.* 6 *N., R.* 35 E. *W. M.,*

for the purpose of irrigation, domestic supply and stock water

under and subject to provisions contained in Ground Water Permit No. 3613 *issued by the State Supervisor of Water Resources and that said right to the use of said ground waters has been perfected in accordance with the laws of Washington, and is hereby confirmed by the State Supervisor of Water Resources of Washington and entered of record in Volume* 6 *at page* 2982-A; *that the right hereby confirmed dates from* March 8, 1955; *that the quantity of ground water under the right hereby confirmed for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed* 80 gallons per minute; 60 acre-feet per year for domestic supply and stock water and for the irrigation of 60 acres.

A description of the lands to which such ground water right is appurtenant, and the place where such water is put to beneficial use, is as follows:

The right to the use of the ground water aforesaid hereby confirmed is restricted to the lands or place of use herein described, except as provided in Sections 6 and 7, Chapter 122, Laws of 1929.

WITNESS the seal and signature of the State Supervisor of Water Resources affixed this 14th *day of* January, 19 58.

M. G. Walker

State Supervisor of Water Resources.

ENGINEERING DATA
D.K.

That part of SW¼SE¼, sec.2, T.6 N.,R.35 E.W.M., lying south and east of the center line of Primary State Highway No.3, EXCEPTING THEREFROM, the right of way of said Primary State Highway No.3.

ALSO, the N½NE¼, sec.11, T.6 N.,R.35 E.W.M., EXCEPTING THEREFROM the right of way of Primary State Highway No.3, along the west side thereof.

ALSO, EXCEPTING a strip of land conveyed to the State of Washington for highway purposes described as follows, to-wit: A strip of land being all that portion of the NE¼NE¼, sec.11, T.6 N.,R.35 E.W.M., lying and being easterly of a line drawn parallel with and 50 feet distant westerly, when measured at right angles, from the center line survey of said highway, excepting that from Survey Station 219+00 to the south boundary line of the above described subdivision said strip of land shall be all that portion of the above described subdivision lying and being easterly of a line drawn parallel with and 60 feet distant westerly, when measured at right angles, from the center line survey of said highway and containing 2.21 acres more or less.

ALSO, beginning at the northeast corner of the SW¼NE¼, sec.11, T.6 N., R.35 E.W.M., and running thence east along the east and west center line of the NE¼ of said sec.11, a distance of 260.0 feet; thence south and parallel to the east line of said SW¼NE¼ a distance of 951.0 feet; thence N.47°06' west 355.2 feet to a point in the east line of said SW¼NE¼; thence south on said east line 63.65 feet; thence N.57°10' west 383.1 feet; thence north 542.2 feet; thence west 465.6 feet; thence north 30 feet, more or less to the north line of said SW¼NE¼; thence east along said north line to the point of beginning.

2982

Ground Water Permit No......

CERTIFICATE OF GROUND WATER RIGHT

Recorded in the office of the State Supervisor of Water Resources, Olympia, Washington, in Book No. ..... *of Ground Water Right Certificates, on page* ....., *on the* ..... *day of* ..... *195*.....

STATE OF WASHINGTON,
County of..... } *ss.*

I certify that the within was received and duly recorded by me in Volume ..... *of Book of Water Right Certificates, at page* ....., *on the* ..... *day of* ....., *19*.....

.....

STATE PRINTING PLANT OLYMPIA, WASH., 1957

Exhibit 14

Community Development Department
Director: Lauren Prentice
310 W. Poplar, Suite 200 | Walla Walla, WA 99362
commdev@co.walla-walla.wa.us | 509-524-2610
Submit to: planning@co.walla-walla.wa.us
https://www.co.walla-walla.wa.us/residents/community_development/index.php

FINAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

File(s): **SEPA22-004** (CUP22-003, CUP22-004, CAP22-004, CAP22-006)

Description of Proposal: Yellowhawk Resort Type 2 B&Bs.

Applicant proposes two Type II Bed and Breakfasts, Yellowhawk Guest Units North Parcel and South Parcel, consisting of 10 detached guest units and a manager/caretaker dwelling on each of the two lots forming the subject property for a total of 20 guest units and 2 manager units.

Adjusted Lot 1 is located generally at 2853 Old Milton Highway (APN 3350611110004, considered the 'north' parcel). Adjusted Lot 3, is located generally at 2901 Old Milton Highway (APN 350611120008, considered the 'south' parcel). The existing dwelling will serve as a manager unit.

Proponent: YELLOWHAWK RESORT WW LLC Attn: Scott Clark
2901 OLD MILTON HWY
WALLA WALLA WA, 99362

Owner: YELLOWHAWK RESORT WW LLC
2901 OLD MILTON HWY
WALLA WALLA WA, 99362

Location of Proposal: The subject property is addressed as 2901 Old Milton Highway (APN 350611120008) and 2853 Old Milton Highway (APN 3350611110004). It is bounded on the east by Highway 125.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The Mitigated Determination of Non-Significance (DNS) is based on the project as proposed and reflected in the following:

- SEPA Environmental Checklist submitted 2/01/2022, dated 1/14/2022
- SEPA Staff Evaluation Report dated 9/19/2022
- Critical Areas Application, CAP22-004, dated 1/26/2022
- Critical Areas Application, CAP22-006, dated 1/26/2022
- Geotechnical Engineering Report by PBS Engineering and Environmental, Inc., dated 1/17/2022
- Conditional Use Permit with Exhibit A, CUP22-004, dated 1/26/2022
- Site Plan 2, CUP22-003, submitted 7/5/2022
- Site Plan 2, CUP22-004, submitted 7/5/2022
- Applicant Response to 4/21/2022 Request for Information Letter, submitted 7/5/2022
- Proposed Boundary Line Adjustment Survey Map 2, BLA22-002, dated 4/20/2022
- Water Right Ground Water Certificate #2982 provided by Walla Walla County Water Master, dated 1/14/1958
- Department of Ecology Comments dated 4/24/2022
- Department of Archeology and Historic Preservation Comments dated 3/23/2022
- Washington Department of Transportation Comments dated 3/22/2022
- Walla Walla County Public Works Comments dated 3/29/2022
- Trip Generation revised memo submitted 2/1/2022, dated 12/31/2021 addressed to Joy Bader, Walla Walla County Public Works
- Trip Generation revised memo submitted 9/9/2022

This MDNS is issued after using the optional DNS process in WAC 197-11-355. **There is no further comment period on this DNS.**

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency is requiring additional mitigation measures under SEPA to protect Cultural Resources.

This MDNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); if there is significant new information indicating, or on, a proposal's probable significant adverse environmental impacts; or if the MDNS was procured by misrepresentation or lack of material disclosure.

Mitigation Measures:

1. **Background:** The Washington State Department of Archeology and Historic Preservation responded during the comment period on the Notice of Application that Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities.
2. **Mitigation Measure**: Prior to any ground disturbance, a professional archaeological survey of the project area must be conducted, and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.

Lead Agency: Walla Walla County

Responsible official: Lauren Prentice, Community Development Director

Address: 310 W Poplar Street, Suite 200
Walla Walla, WA 99362
Phone: 509-524-2610
Email: planning@co.walla-walla.wa.us

Issue Date: 10/05/2022

Signature: _____ **Date:** 10/05/2022

Staff Contact: Jennifer Ballard, Senior Planner, 509-524-2626

You may appeal this determination, in writing, to the CDD no later than fourteen days from the date of issue. You should be prepared to make specific factual objections. Contact the CDD to read or ask about the procedures for SEPA appeals and obtain details regarding submittals for appeals (including application forms and fees). Walla Walla County Code (WWCC) Chapter 14.11 outlines the County's appeal procedure.

Exhibit 15

Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

File No. CUP22-003
CAP22-006
SEPA22-004

NOTICE OF APPLICATION / ODNS

Notice is hereby given on this date, 3/13/2022, that the application/proposal described in this notice has been filed with the Walla Walla County Community Development Department (CDD). The application/proposal may be reviewed at the CDD office at 310 W Poplar St., Suite 200, Walla Walla, WA 99362. All interested persons and parties may comment on the application, appeal rights are outlined in Walla Walla County Code Chapter 14.11

The CDD 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:

[ ] categorically exempt under SEPA

[X] subject to SEPA threshold determination requirements and the responsible official expects to issue the following determination: Determination of Non Significance (DNS).

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:

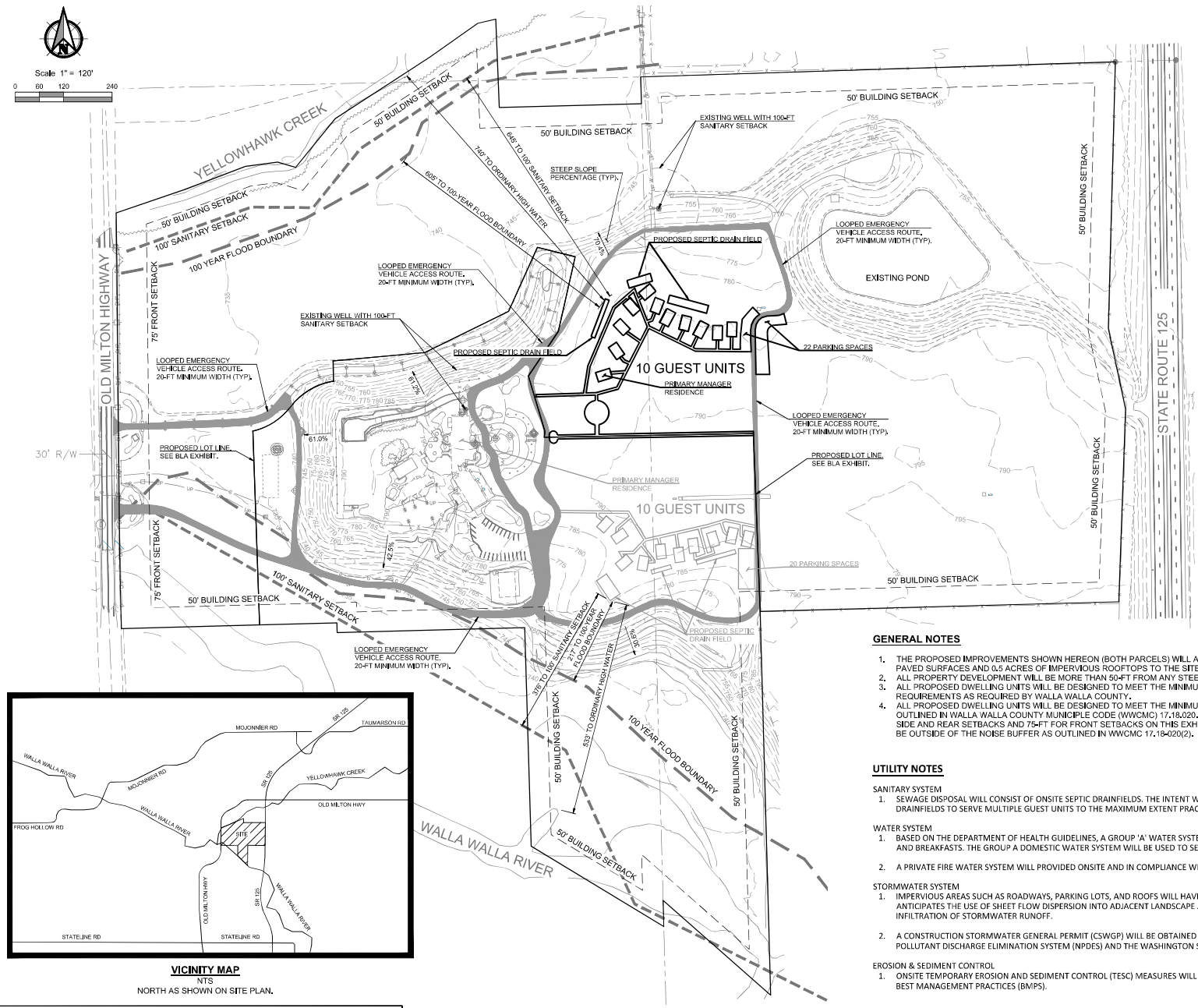
- SEPA Checklist, SEPA22-004, dated January 14, 2022
- Critical Areas Application, CAP22-006, dated January 26, 2022
- Geotechnical Engineering Report by PBS Engineering and Environmental, Inc., dated January 17, 2022
- Conditional Use Permit with Exhibit A, CUP22-003, dated January 26, 2022
- Site Plan, dated January 2022
- Record of Survey for PROPOSED Boundary Line Adjustment, BLA22-002, dated January 13, 2022

These documents are located at the office of the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA, and shall be made available for public review during all applicable comment periods on the application/proposal. Preliminary determinations and information contained herein shall not bind the County and are subject to continuing review and modification.

1. Applicant: YELLOWHAWK RESORT WW LLC Attn: Scott Clark; 2901 OLD MILTON HWY; WALLA WALLA WA, 99362
2. Property Owners: YELLOWHAWK RESORT WW LLC; 2901 OLD MILTON HWY; WALLA WALLA, WA 99362
3. Application filing date: 2/1/2022
4. Date that application was determined to be substantially complete: 3/2/2022
5. Name, Location and description of proposed action: **Yellowhawk Resort Bed and Breakfast Type II, North Parcel.** Applicant proposes a Type II Bed and Breakfast consisting of 10 detached guest units and an owner/caretaker dwelling on Adjusted Lot 1 of BLA22-002 (boundary line modification currently under review). The site is located generally at 2853 OLD MILTON HWY (APN 3350611110004). The following mapped Critical Areas are on the subject property: Critical Aquifer Recharge Areas: Walla Walla Shallow Gravel Aquifer, Areas of Moderate and Areas of High Recharge Vulnerability; Seismic Hazard Areas: Moderate to High Liquefaction Susceptibility; Steep Slopes; Frequently Flooded Areas: Flood Zones AE and Floodway. Portions of the property are occupied by Yellowhawk Creek and its associated riparian buffer.
6. Comprehensive plan map designation for the location: Rural Residential 5
7. Zoning map designation for the location: Rural Residential 5
8. Shoreline Environment: Rural Residential (outside of project area)
9. Required Permits: Conditional Use, Critical Areas, SEPA Checklist
10. Development Regulations: Walla Walla County Code 17.08.074.A-B, 17.40, 17.16, 18.08, 18.12
11. Comments on this application must be submitted in writing to the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA 99362. Any person desiring to submit written comments concerning an application, or desiring to receive notification of the final decision concerning the proposal as expeditiously as possible after the issuance of decision, may submit the comments or requests for decisions to the Department within fourteen days following the date of final publication of the notice of application. **Comments must be received by the Department before 5:00 PM on the following date: 3/27/2022.**
12. A public hearing will be held on this proposal; but it has not been scheduled yet.
13. The decision on this application will be made by the Walla Walla County Hearing Examiner.

For additional information please contact the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA 99362; 509-524-2610; commdev@co.walla-walla.wa.us. **Staff Contact: Jennifer Ballard, Senior Planner, 509-524-2626.**

This Notice of Application is required by RCW 36.70B.110 and Walla Walla County Code 14.07.080.



VICINITY MAP
NTS
NORTH AS SHOWN ON SITE PLAN.

NOTE TO REVIEWER
UNDER A SEPARATE APPLICATION, THE PROPERTY OWNER IS REQUESTING THE APPROVAL OF A BOUNDARY LINE ADJUSTMENT OF THE TWO EXISTING PARCELS. THE APPLICANT IS PROPOSING TO CONSTRUCT A TYPE 2 BED AND BREAKFAST FACILITY ON EACH RECONFIGURED PARCEL. THE NORTHERN PARCEL GUEST UNITS ARE SHOWN HEREON AS "FIG 1". THE SOUTHERN PARCEL GUEST UNITS ARE SHOWN AS "FIG 2" UNDER A SEPARATE APPLICATION.

GENERAL NOTES

1. THE PROPOSED IMPROVEMENTS SHOWN HEREON (BOTH PARCELS) WILL ADD APPROXIMATELY 0.8 ACRES OF IMPERVIOUS PAVED SURFACES AND 0.5 ACRES OF IMPERVIOUS ROOFTOPS TO THE SITE.
2. ALL PROPERTY DEVELOPMENT WILL BE MORE THAN 50-FT FROM ANY STEEP SLOPES OF 15 PERCENT OR MORE.
3. ALL PROPOSED DWELLING UNITS WILL BE DESIGNED TO MEET THE MINIMUM SEPARATION AND APPLICABLE FIRE CODE REQUIREMENTS AS REQUIRED BY WALLA WALLA COUNTY.
4. ALL PROPOSED DWELLING UNITS WILL BE DESIGNED TO MEET THE MINIMUM SETBACK REQUIREMENTS OF 10-FT AS OUTLINED IN WALLA WALLA COUNTY MUNICIPLE CODE (WWCMC) 17.18.020. A 50-FT SETBACK HAS BEEN SHOWN FOR BOTH SIDE AND REAR SETBACKS AND 75-FT FOR FRONT SETBACKS ON THIS EXHIBIT TO SHOW THAT ALL PROPOSED UNITS WILL BE OUTSIDE OF THE NOISE BUFFER AS OUTLINED IN WWCMC 17.18-020(2).

UTILITY NOTES

SANITARY SYSTEM
1. SEWAGE DISPOSAL WILL CONSIST OF ONSITE SEPTIC DRAINFIELDS. THE INTENT WILL BE TO CONSOLIDATE THE NUMBER OF SEPTIC DRAINFIELDS TO SERVE MULTIPLE GUEST UNITS TO THE MAXIMUM EXTENT PRACTICABLE.

WATER SYSTEM
1. BASED ON THE DEPARTMENT OF HEALTH GUIDELINES, A GROUP 'A' WATER SYSTEM IS ANTICIPATED FOR THE PROPOSED TYPE II BED AND BREAKFASTS. THE GROUP A DOMESTIC WATER SYSTEM WILL BE USED TO SERVE THE GUEST UNITS AND PRIMARY RESIDENCE.
2. A PRIVATE FIRE WATER SYSTEM WILL PROVIDED ONSITE AND IN COMPLIANCE WITH WALLA WALLA COUNTY ADOPTED FIRE CODES.

STORMWATER SYSTEM
1. IMPERVIOUS AREAS SUCH AS ROADWAYS, PARKING LOTS, AND ROOFS WILL HAVE STORMWATER RUNOFF. THE PROPOSED LAYOUT ANTICIPATES THE USE OF SHEET FLOW DISPERSION INTO ADJACENT LANDSCAPE AND VINEYARD AREAS FOR THE TREATMENT & INFILTRATION OF STORMWATER RUNOFF.
2. A CONSTRUCTION STORMWATER GENERAL PERMIT (CSWGP) WILL BE OBTAINED TO MEET THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.

EROSION & SEDIMENT CONTROL
1. ONSITE TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) MEASURES WILL BE UTILIZED PER THE DEPARTMENT OF ECOLOGY BEST MANAGEMENT PRACTICES (BMPS).

PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
(509) 529-2538
pbsusa.com

PBS

NORTH PARCEL #350611110004 SITE PLAN FOR:

YELLOWHAWK RESORT GUEST UNITS

2901 OLD MILTON HIGHWAY, WALLA WALLA, WASHINGTON

811 Know what's below. Call before you dig.

DESIGNED:	JLM3
CHECKED:	JWM
JANUARY 2022	67881.000
SHEET ID	FIG 1
SHEET	1 OF 1

Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

Certificate of Notification

File Number: SEPA22-004/CUP22-003/ Yellowhawk Resort Guest Units North Parcel
Site Address/Location: The site is located generally at 2853 OLD MILTON HWY (APN 3350611110004).
Type of Notice: Notice of Application/ODNS
Review Level/Type: Level 3

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: 3/11/2022 by Jeffrey Briggs, Inspector

Address and location on property: 2853 OLD MILTON HWY , on site adjacent to Old Milton Hwy right-of-way

Jennifer Ballard _____
Printed Name Signature

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

☒ E-mailed to applicant or applicant's representative on: 3/11/2022

☐ Mailed to property owners within 500-feet of the project site (see attached list):

☒ Mailed/emailed to the following agencies on 3/11/2022: WWCO Fire District 4, WWCO Sheriff, WA Department of Ecology, WA State DAHP, WA State DNR, WSDOT, WDFW, CTUIR, Walla Walla Valley Metropolitan Planning Organization

Jennifer Ballard _____
Printed Name Signature

Proof of Publishing

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

☒ Published in the official gazette (Walla Walla Union Bulletin) on: 3/13/2022

☒ Published on the CDD website on the following date: 3/11/2022

Jennifer Ballard _____
Printed Name Signature

Exhibit 16

Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

NOTICE OF PUBLIC HEARING

File name/number:	Yellowhawk Resort Guest Units North Parcel/CUP22-003/CAP22-006
Application type:	Conditional Use Permit/Critical Areas
Applicant:	YELLOWHAWK RESORT WW LLC Attn: Scott Clark; 2901 OLD MILTON HWY; WALLA WALLA WA, 99362
Project description:	Applicant proposes a Type II Bed and Breakfast consisting of 10 detached guest units and an owner/caretaker dwelling on Adjusted Lot 1 of BLA22-002.
Project location:	The site is located generally at 2853 OLD MILTON HWY (APN 3350611110004), in the Rural Residential 5 zoning district.

Review process and public comment: The Hearing Examiner will make a decision within ten working days of the public hearing. Written testimony may be submitted prior to or at the public hearing on **October 20, 2022**. Please indicate your name and address and refer to the file indicated above.

Send written comments to:
Walla Walla County Community Development Department (CDD) c/o Jennifer Ballard, Senior Planner, 310 W Poplar St., Suite 200**,** Walla Walla, WA 99362**,** commdev@co.walla-walla.wa.us

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PUBLIC HEARING INFORMATION
Thursday, October 20, 2022, at 1:30 PM (or as close thereto as possible)

Location (in person): 310 W Poplar St, 2nd Floor Conference Room #211
Walla Walla, WA

You may also participate in this meeting virtually via Cisco Webex.

Cisco Webex Meeting Link: https://wwco.webex.com/meet/CDD
Call in: 1-408-418-9388
Meeting Number/Access Code: 969 633 053

An agenda, instructions on participating by phone or online, and a staff report, will be available one week prior to the hearing. Contact staff directly for more information about how to participate virtually; if you provide your email address, we can add you to the email distribution list.

THE PUBLIC COMMENT PERIOD IS EXPECTED TO END ON THIS APPLICATION AT THE CONCLUSION OF THE PUBLIC HEARING. Any interested person may comment on this application, receive notice, and participate in any hearings. Persons submitting testimony may participate in the public hearing, request a copy of the final decision, and have rights to appeal the final decision. You can obtain a copy of the staff report from the CDD by contacting the person listed below.

FOR MORE INFORMATION: For more information regarding this application, please contact Jennifer Ballard, Senior Planner, at 509-524-2626 or commdev@co.walla-walla.wa.us.

Walla Walla County complies with ADA; reasonable accommodation provided with 3 days notice.

Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

Certificate of Notification

File Number: CUP22-003/CAP22-006
Site Location: 2853 OLD MILTON HWY
Type of Notice: Notice of Public Hearing
Review Level/Type: Level 3

Proof of Publishing

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

☒ in the Union Bulletin on the following date: 10/9/2022

☒ on the CDD website on the following date: 10/7/2022

Jennifer Ballard
Printed Name

Jennifer B. Ballard
Digitally signed by Jennifer B. Ballard
DN: cn=Jennifer B. Ballard, o=Walla Walla County Community Development Dept, ou, email=jballard@co.walla-walla.wa.us, c=US
Date: 2022.10.10 08:21:32 -07'00'
Signature

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 parties of record and property owners within 500-feet of the project site (see attached list): on 10/7/2022

Jennifer Ballard
Printed Name

Jennifer B. Ballard
Digitally signed by Jennifer B. Ballard
DN: cn=Jennifer B. Ballard, o=Walla Walla County Community Development Dept, ou, email=jballard@co.walla-walla.wa.us, c=US
Date: 2022.10.10 08:21:43 -07'00'
Signature

	Property Owners within 500 feet of subject Property					
py_owner_n	py_addr_li	py_addr__1	py_addr__2	py_addr_ci	py_addr_st	py_addr_zi
BICKNELL SUE S		2904 OLD MILTON HWY		WALLA WALLA	WA	99362
BROWER DANNY & MARIE		1644 PLAZA WAY #235		WALLA WALLA	WA	99362
BROWN LIVING TRUST		3634 S HWY 125		WALLA WALLA	WA	99362
CAPPS DAVID N & CLARE M		2483 OLD MILTON HWY		WALLA WALLA	WA	99362
DAVIS KEVIN S & RENAE L		99 HARMONY LN		WALLA WALLA	WA	99362
DAVIS RENAE LARSEN		99 HARMONY LN		WALLA WALLA	WA	99362
DEBOLT ROBERT ROY & MEGHAN MARIE		64 HARMONY LN		WALLA WALLA	WA	99362
DOUBLE RIVER LLC		2465 OLD MILTON HWY		WALLA WALLA	WA	99362
FERGUSON LON C & ARLINE		PO BOX 1706		WALLA WALLA	WA	99362
FORY JAIR & LINDA		2725 OLD MILTON HWY		WALLA WALLA	WA	99362
GAMBONE ANTHONY JR & DIANE M		PO BOX 654		COLLEGE PLACE	WA	99324
HAND ROBERT & SHANNON		3045 OLD MILTON HWY		WALLA WALLA	WA	99362
HOMEWARD BOUND LTD	% ROBERT RUPAR	1545 GRAY LYNN DR		WALLA WALLA	WA	99362
HOUSING AUTHORITY OF THE	CITY OF WALLA WALLA	501 CAYUSE ST		WALLA WALLA	WA	99362
KEMPER DAVID J & LYNN M		2541 OLD MILTON HWY		WALLA WALLA	WA	99362
KNAPP SUZANNE ET AL		31 HARMONY LN		WALLA WALLA	WA	99362
LEGASPI LOURDES & JOHN WILGUS		3213 CHARDONNAY DR		PASCO	WA	99301
LEWIS JEREMY S & STACY S		2366 HOOD PL		WALLA WALLA	WA	99362
MC KIBBEN NORMAN V & VIRGINIA G AND SEQUEL LLC		3420 MCKIBBEN LN		WALLA WALLA	WA	99362
MELIAH PATRICIA A		3093 OLD MILTON HWY		WALLA WALLA	WA	99362
MELIAH TIMOTHY E		3047 OLD MILTON HWY		WALLA WALLA	WA	99362
OWSLEY GARY L		2315 OLD MILTON HWY		WALLA WALLA	WA	99362
PHILLIPS CARLA J		3638 S HIGHWAY 125		WALLA WALLA	WA	99362
SCHECK MATT A & KATY M		2765 OLD MILTON HWY		WALLA WALLA	WA	99362
SCHMATT MICHAEL ALLEN	JULIE FLUD MUNOZ	3020 OLD MILTON HWY		WALLA WALLA	WA	99362
TARUSCIO NICK J		2668 OLD MILTON HWY		WALLA WALLA	WA	99362
VALDEMAR ESTATES USA INC		3808 ROLLING HILLS LANE		WALLA WALLA	WA	99362
VAN WORMER SCOTT D & JAMIE M		3026 OLD MILTON HWY		WALLA WALLA	WA	99362
WASH DEPT OF TRANSPORTATION		2809 RUDKIN RD		UNION GAP	WA	98903
WATSON BRITT R		3029 OLD MILTON HWY		WALLA WALLA	WA	99362
WOOD JAMES C		2753 OLD MILTON HWY		WALLA WALLA	WA	99362

Exhibit 18

WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
310 W Poplar St., Suite 200
Walla Walla, WA 99362
509-524-2610
Submit all documents to: permits@co.walla-walla.wa.us

CRITICAL AREAS PERMIT APPLICATION

This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 14.07 WWCC. **Review WWCC 18.08 prior to submitting application. Additional information, such as a critical area report prepared by a qualified professional may be required. Additionally, a pre-application meeting may be required prior to submission of this application.**

Applicant Information

Name: Yellowhawk Resort WW, LLC

Mailing address: 2901 Old Milton Hwy City: Walla Walla State: WA Zip: 99362

Phone: (509) 522-0200 Email: Scott@clarkdevllc.com

Name, address, and telephone number of applicant's representative, if any:

ATTN: Scott Clark

Property Owner Information (*if different than applicant*)

Name: (same)

Mailing address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Names, addresses, and telephone numbers of additional owners (each owner must be listed)

Property Information

Site address or general location of property: 2901 Old Milton Hwy, Walla Walla, WA

Parcel number(s): 350611110004 and 350611120008

Project Information

Description of the proposed project: An adjustment of the existing lot lines (2 parcels) will be made to accommodate two Type 2 Bed & Breakfast facilities with 10 guest units & 1 primary unit per lot.

Please check all that are on or within 50 feet of the subject property:

- [x] Critical aquifer recharge areas
- [ ] Wetlands
- [ ] Frequently flooded areas
- [x] Geologically hazardous areas
- [ ] Fish and wildlife habitat

The following *must* be submitted with this completed form in order for the application to be accepted:

- [x] Reference WW County Code at https://library.municode.com/wa/walla_walla_county/codes Chapter 3.08 for current fees due payable via cash, check, debit or credit card.

***** Please note that all documents must be 11" x 17" or larger and submitted in PDF format *****

- [x] A site plan that accurately describes the dimensions of the property, location of all existing and proposed buildings and their setbacks, adjoining roads and easements, access to the property and driveways, parking areas, fencing, unique topographical features or conditions and other information that will illustrate your proposal. See attached Civil Site Plan, BLA Exhibit, and ALTA Survey
- [x] Critical area report prepared by a qualified professional, if applicable. See attached CARA Letter and Geotechnical Report
- [ ] Construction drawings, if applicable. Not Applicable

The signature of each applicant or the applicant's representative, and each property owner if different than the applicant(s), is required per 14.07.025 WWCC.

(We) (I) certify that the information furnished within this application, including all submittals and attachments, is true and correct to the best of (my) (our) knowledge.

(We) (I) acknowledge that per WWCC Section 3.08.065: Publication costs for legal notices shall be borne by the applicant in addition to other costs and fees which apply. Failure to pay publication costs may result in a suspension of application processing.

Applicant Signature: _____ Date: 1/26/22

Property Owner Signature: Same Date: _____

Additional Applicant(s) / Representative _____ Date: _____

Additional Property Owner(s) _____ Date: _____

Exhibit 19

Jennifer Ballard

From: Sue Bicknell <bicknellsue@yahoo.com>
Sent: Friday, October 7, 2022 1:29 PM
To: Jennifer Ballard
Cc: neil j barker
Subject: Re: CUP22-003/CUP22-004

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer Ballard,

Thank you for sending these site plans to me. I would like to request the staff report when it is available.

First and foremost, I am all in favor of Yellowhawk Resort developing their property as they see fit. It is a stunning site and asset to the Walla Walla community.

Upon further review, I didn't realize there are two separate conditional use permit applications. With both lots and adding the existing structure, that totals twenty two separate units that will be in operation. I didn't see occupancy of each indicated, only some with kitchen facilities and "pull out" couches. I would appreciate that clarification to estimate potential new vehicles entering and exiting the property on a daily basis.

My primary concern living directly across the street is safety. Old Milton Highway, especially on our straightaway between the two bridges often is a "speedway" and can already be unsafe when entering or exiting from a driveway. With the confluence of the Yellowhawk Creek and the Walla Walla River here, Old Milton Highway is also a wildlife crossing and there have been unfortunate casualties in recent months.

Has there been a traffic study done? If the project moves forward, it seems logical that the speed limit is lowered. It is my hope that staff addresses my concerns prior to writing the staff report and the public hearing on October 20.

Please let me know as soon as possible the answers to my questions. Again, I'd like a copy of the staff report. Please don't hesitate to ask me any questions about my comments. Thank you very much.

Regards,

Sue Bicknell
2904 Old Milton Highway
bicknellsue@yahoo.com
818.438.7832

Sent from Yahoo Mail for iPhone

On Friday, October 7, 2022, 11:07 AM, Jennifer Ballard <jballard@co.walla-walla.wa.us> wrote:

Attached

Jennifer B. Ballard, AICP, CNU-A, CFM

Senior Planner

Walla Walla County Community Development
310 W Poplar St, Walla Walla, WA

Office Hours: 10am -3pm, M-F
509-524-2626

Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

To:	Walla Walla County Hearing Examiner
From:	Jennifer Ballard, Senior Planner
Date Prepared:	October 13, 2022
Hearing Date:	October 20, 202
RE:	**Agenda Item #1** – File Number CUP22-004/CAP22-004 - Conditional Use Permit for a Type II Bed and Breakfast on Old Milton Highway.

General Information

Project:	Yellowhawk Resort Guest Units South Parcel
Proposed Use:	Type II Bed & Breakfast
Applicant:	Yellowhawk Resort WW LLC Attn: Scott Clark
Property Owner(s):	Yellowhawk Resort WW LLC
Assessor's parcel #:	APN 350611120008
Location:	2901 Old Milton Highway, Walla Walla
Zoning:	Rural Residential 5 (RR-5)

Background and Summary of Proposal

The Applicant submitted a conditional use permit application, CUP22-004 (Exhibit 2) and critical areas permit application, CAP22-004 (Exhibit 18), to construct Yellowhawk Resort Guest Units South, a Type II Bed and Breakfast consisting of 10 detached guest units and an owner/operator living in the existing dwelling on Adjusted Lot 3 of BLA22-002. It is not known the extent to which this proposed B&B (South) would share amenities with the winery proposed Yellowhawk Resort Guest Units North, a Type II Bed and Breakfast, consisting of 10 detached guest units and an owner/operator dwelling, on Adjusted Lot 1 of BLA22-002.

The site does contain a Type II Winery with food service. As described by the application, the owners refer to the winery facility as a resort. A 'resort' is not a land use classification in the County Code. Any lodging provided at the existing facility is understood to be short-term rentals of existing residential buildings and has not been permitted by the County. Food service at the winery may not be a restaurant and is limited by standards in WWCC Chapter 17.22. The County has previously permit, by conditional use permits, side-by-side B&B operations under common ownership on separate parcels like is proposed here. Each Yellowhawk B&B must individually/separately meet the standards of the zoning code, which is why a separate CUP is under review for the North parcel.

The applicant has applied for an amendment (ZCA21-001) to the County's development regulations to make Type III Wineries, which may have lodging, a conditional use in the Rural Residential 5 (RR-5) zoning district. This is a separate process; the Board of County Commissioners (BOCC) have not made a final decision on these amendments, although the Planning Commission has recommended denial.

This application was submitted on February 1, 2022, and determined to be complete on February 27, 2022. The applicant has also submitted a building permit application for residential cottages (SCRN22-0206), which is considered incomplete.

Recommendation
Staff recommends that the Hearing Examiner approve the Conditional Use Permit with the recommended conditions listed on Pages 7-8.

Natural Environment and Critical Areas
A summary of the natural environment on the site and in the general vicinity is included in the SEPA Environmental Checklist (SEPA22-004, Exhibit 3) and Staff SEPA Evaluation Report (Exhibit 4).

Topography: The property contains both flat areas and steep slopes (up to 70%). The plateau between the existing dwelling and State Route 125 are where the guest units are proposed. Staff does not have records of the existing condition of the property prior development in the 1990s and does not know what slopes are natural and which are manmade. A Geotechnical Report (Exhibit 5) was submitted with Critical Areas permit application CAP22-004.

Surface Water: The Walla Walla River forms a portion of the southern boundary of the property. No development is proposed within 500 feet of the Walla Walla River.

Critical Areas: The following mapped Critical Areas are on the subject property: Critical Aquifer Recharge Areas (CARA)(Walla Walla Shallow Gravel Aquifer, Areas of Moderate and Areas of High Recharge Vulnerability), Geologically Hazardous Areas (Seismic Hazard Areas: Moderate to High and High Liquefaction Susceptibility; Erosion Hazard Areas: Steep Slopes), Frequently Flooded Areas (Flood Zones AE and Floodway). The Walla Walla River is a critical area, but as it is also a state shoreline of statewide significance regulated by the Walla Walla County's Shoreline Master Program with a shoreline environment designation of Rural Residential.

The proposed construction is not within the CARA area of high recharge vulnerability, frequently flooded areas, seismic hazard areas or within the jurisdictional shoreline.
The proposed cabins will be located in the CARA area of moderate recharge vulnerability and in the 50-foot buffer from steep slopes. No additional information is required to address CARA impacts as those impacts are similar to exempt residential uses.

Staff has repeatedly asked the applicant to provide a plan with the 50-foot steep slope buffer delineated but the applicant has repeatedly declined to provide one. Though it does appear that septic systems and guest units are outside of the steep slope buffer, please note that no septic system may be located within slopes greater than 15% or their associated buffer per Walla Walla County Code (WWCC) 18.08.560.A.8.

A Geotechnical Engineering Report was prepared by PBS Engineering and Environmental Inc (PBS) and outlines the construction requirements of any temporary or permanent slopes and general soil/slope stability on the site.

Transportation and Land Use
Road Access & Circulation: Existing access to the subject property is via a paved loop driveway providing property access Old Milton Highway. No access to State Highway 125 has been requested for the Bed and Breakfast Type II. The existing State Hwy 125 access is solely for farm use. No access permit is required per Walla Walla County Public Works.

Neighborhood and Project Area Characteristics: The property is approximately 26.68 acres on the east side of Old Milton Highway and west of State Highway 125. Land uses in the vicinity are generally rural in character, with residential and agricultural/commercial uses.

Parking: The site plan shows 14 parking spaces, including two ADA accessible spaces, will be provided. Per WWCC 17.20.060, when a property or building contains a mix of uses, the total parking requirements for the various uses shall be computed separately. Per WWCC 17.20.100, single family residential uses require two off-street parking spaces per dwelling unit, and WWCC 17.08.074 requires one off-street parking space per guest room.

Per WWCC 17.20.110, the final parking plan shall be reviewed by the County (administratively) at the time of review of the building permit application.

Traffic Generation: The applicant provided trip generation memo on September 9, 2022 (Exhibit 7) showing in Red the total trip generated using the Institute of Transportation Engineers Land Use Code 311, All Suites Hotel. The total number of trips generated by both CUP22-003 and CUP22-004 is 107. The Public Works Department has reviewed the application and Traffic Impact Analysis and did not raise concerns about estimated traffic generation.

Utilities

Stormwater: A stormwater management plan has not been submitted. The Public Works Department will complete a stormwater review for the proposal and planning staff will review point discharges for compliance with Critical Areas regulations per WWCC 18.08.560.A.6 at the time of building permit review.

Wastewater Disposal: The project will be served by a new on-site sewage disposal systems.

Potable Water: The site is proposed to be served by a Group A water system (regulated by Washington State Department of Health). The property has a ground water right of 80 gallons per minute, 60 acre-feet per year (Exhibit 13).

SEPA Environmental Review/Agency Review

The County used the optional threshold determination process under the State Environmental Policy Act (SEPA) authorized by WAC 197-11-355 and issued a combined Notice of Application /ODNS for the conditional use permit on March 13, 2022 (Exhibit 15). The comment period on the NOA/ODNS ended on May 27, 2022. The NOA ODNS was distributed to the following agencies for review and comment:

- Confederated Tribes of Umatilla Indian Reservation (CTUIR)
- Walla Walla Valley Metropolitan Planning Organization (WWVMPO)
- Walla Walla County
    - Public Works Department (PWD)
    - Health Department, Environmental Health Division (WWCDCH Environmental

Health)
    - Building Official/Fire Marshal
    - GIS Department (911 Addressing Authority)
    - Fire District 4
    - Sherriff
- Washington State
    - Department of Archeology & Historic Preservation (DAHP)
    - Department of Ecology (Ecology)
    - Department of Fish & Wildlife
    - Department of Natural Resources
    - Department of Transportation (WSDOT)

Agency Comments:
Written comment letters from Ecology (Exhibit 8), WSDOT (Exhibit 9), DAHP (Exhibit 10), Walla Walla County Building Official/Fire Marshal (Exhibit 17), and Walla Walla County Public Works Department (Exhibit 11) were submitted during the NOA ODNS comment period. The Walla Walla County Watermaster from the Department of Ecology provided comments (Exhibit 12) after the NOA ODNS comment period was closed.

The Department of Ecology letter provided standard (template) comments, none of which need to be addressed prior to conditional use permit issuance.

WSDOT Comments Summary:
- According to WSDOT records, Lot 1 has the right to an existing Type B at milepost 1.21 left and is restricted solely to the normal use and operation of a farm.
- Any proposed lighting should be direct down towards the site and away from SR 125.
- Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria.

DAHP Comments Summary
- The statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area due, in part, to the proximity of the proposed project area to the confluence of Yellowhawk Creek and the Walla Walla River, resources that may have been important to both Native Americans and settlers.
- 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.
- We recommend a professional archaeological survey of the project area be conducted and a report meeting DAHP's Standards for Cultural Resource Reporting produced prior to ground disturbing activities.

Walla Walla County Watermaster (Department of Ecology) Summary
- Domestic water right for 80 gallons per minute
- With the correct system the water right is sufficient for the proposed development

County Building Official/Fire Marshal Comments Summary

- The occupancy type is an R-1 for transient housing per 2018 IBC Section 310. The IBC is a performance-based code and requires the construction documents to be submitted by a registered design professional.
- Fire sprinklers are required per IBC 903.8 unless all 7 exceptions are met.
- Plans and construction documents must meet the local design criteria.
- The access road to the guest units is required to meet the requirements of Appendix D in the 2018 IFC.
- The fireflow requirements will be per Appendix B and the distribution of the hydrants will be per Appendix C. Onsite water is required.

WWCDCH Environmental Health Comments Summary

- Site evaluation of the property needed to determine on-site sewage requirements
- Test holes will be required in the proposed drainfield areas
- A Group A Water System is required; permitted by the Washington State Department of Health Office of Drinking Water
- The pool will need to be permitted by County Environmental Health through the plan review process with the Washington State Department of Health Water Recreation Program.
- Contact Environmental Health re: food service for Bed & Breakfast guests

Public Works Comments Summary

- All Stormwater must be retained & infiltrated on site
- If construction activities disturb more than 1 acre of ground submit a Stormwater Site Plan and obtain coverage under Ecology's Construction Stormwater General Permit.
- Traffic Impact Analysis: no further analysis is warranted.

The following County representatives reviewed the materials and recommended approval in the County's electronic permitting system: Addressing Authority, and Access.

Final SEPA Threshold Determination:
On October 5, 2022, a Final SEPA Mitigated Determination of Non-Significance (MDNS) was issued by the Director of the Walla Walla County and SEPA Responsible Official (Exhibit 14). A Cultural Resources Survey will be required prior to any ground disturbing activities. No appeals of the SEPA determination have been filed as of the date this report was written.

Public Hearing Notice
The Walla Walla County Community Development Department issued a Notice of Public Hearing on October 7th, 2022, (Exhibit 16). This notice was published in the Walla Walla Union Bulletin on October 9, 2022, and on the Walla Walla County website on October 7, 2022. The notice was also mailed to property owners within 500 feet of the site on October 7, 2022.

Public Comments
Public comment from Sue Bicknell of 2904 Old Milton Highway submitted comments on October 7, 2022 (Exhibit 19). She supports the project but believes that if the project is built the speed limit on Old Milton Highway should be lowered.

Comprehensive Plan
Pursuant to WWCC 17.40.020.E, all proposed conditional use permits for sites located in the County shall be reviewed to ensure compatibility with the Walla Walla County Comprehensive

Plan. RR-5 is considered 'Rural' land. Below is a selection of applicable Comprehensive Plan statements, goals, and policies from Chapter 6, the Rural and Resource Lands Element.

Staff has reviewed the Comprehensive Plan and is of the opinion that the following goals/policies are applicable to the project.

Policy 10.11 A certain level of mixed uses in rural areas and rural service centers is acceptable and may include limited commercial, service, and industrial uses.

Goal RL 1 In rural areas consider both human uses and the natural environment by encouraging rural development that maintains the rural character of the land and supports natural resource-based economic activities, fish and wildlife habitats, rural lifestyles, outdoor recreation, and other open space.
Policy RL-1 Give preference to land uses in rural areas that are related to agriculture, mining, rural residential development, tourism, outdoor recreation, and other open space activities.

Goal RL 5 Provide opportunities to strengthen the economic well being of rural areas through home-based occupations; home-based and small resource-based industry; commercial and public facilities designed to serve the communities in which they are located; and traveler and tourist attractions provided that they are rural in character and can be supported by rural-level services.

Staff Conclusion: Staff finds the proposed Bed and Breakfast is an appropriate use within the RR-5 zone, consistent with the goals and policies of the Comprehensive Plan.

Applicable Statutes/Codes
Chapter 17.12 - Establishment of Districts
The subject site is in the RR-5 zoning district; below is WWCC 17.12.040(H) which establishes the purpose of the district:

Rural Residential. *The purpose of this district is to provide a transition or a buffer between existing rural developments and areas of higher densities and higher or lower densities in the Burbank Rural Activity Center. Land in this district typically is too far from an urban area to enable cost-effective provision of public services at this time. Typical uses include small-scale farms, dispersed single-family homes, recreation, and other uses that do not require urban services. Within the Burbank Rural Activity Center limited recreational and community-oriented cultural uses are allowed.*

17.08.074 - Bed and breakfast guesthouse.
"Bed and breakfast guesthouse" means an establishment located in a primary dwelling unit or accessory building providing overnight accommodations and food services to transients for compensation or utilized by the owner or operator as short-term lodging for travelers and

transient guests. A bed and breakfast guesthouse establishment is subject to the following conditions:

A. Number of Guest Rooms. A bed and breakfast guesthouse establishment shall not have more than ten guest rooms; travelers or transient guests may not stay longer than thirty consecutive days;

B. Occupancy. Property owner or operator occupied;

C. Parking. One off-street parking space must be provided for each guest room in addition to any other parking requirements;

D. Food Service. Except in the case of Type III bed and breakfasts, only limited food service as permitted under Washington Administrative Code (WAC) Chapter 246-215, Food Service, may be provided. Food service is limited to overnight guests, or, in the case of Type III bed and breakfast guesthouses, 50 guests at a time;

E. Signs. Signs associated with this use shall be limited to four square feet in size, except bed and breakfast establishments in a zone which allows signs larger than four square feet may have a larger sign, provided it is in compliance with the size standards for that district. Signs shall meet all setback requirements for the zone in which the bed and breakfast establishment is located.

17.08.074B - Bed and breakfast guesthouse type II.
"Bed and breakfast guesthouse type II" means a bed and breakfast guesthouse located in or utilizing one or more accessory building(s).

Staff Conclusion:

Chapter 17.16 - Permitted Uses
Per WWCC 17.16.014, 'Bed & Breakfast Type II' is classified as a conditional use in the RR-5 zoning district.

Chapter 17.40, Conditional Uses
Section 17.40.020 states that a conditional use permit shall be approved, approved with conditions, or denied based on the following criteria.

A. *That the use will not endanger the public health or safety;*
   Conclusion: The proposal will have to meet all applicable health, access, stormwater, building, and fire codes. The Walla Walla County Public Works and Environmental Health Departments and the Fire Marshal/Building Official have reviewed the project and noted specific requirements that must be met for building permit approval.

B. *That the use will not generate significant nuisance conditions such as noise, dust, glare, vibration;*
   Conclusion: Staff concludes that the project will not generate significant nuisance conditions. Conditions are not expected to be significant or different than other uses in the Old Milton Highway corridor, which includes rural residences, a large multi-family apartment complex, and agricultural uses. Operations will be subject to compliance with Chapter 9.20, the County's noise ordinance. A recommended condition of approval would require outdoor lighting is down-shielded to prevent spillage onto adjacent properties, Old Milton Highway, State Route 125 and the night sky. It is unlikely that the completed project will generate significant amounts of dust or glare.

C. *That the use meets all required conditions and standards set forth in the district where it proposes to locate;*
Conclusion: A Conditional Use Permit (CUP) is required in the RR-5 zone for all Bed & Breakfast Type IIs per WWCC 17.16.014. The proposed configuration shown in the submitted development plans is consistent with applicable development standards including setbacks and building height limits.

D. *That the location and character of the use is compatible and consistent with the character of the area in which it is to be located;*
Conclusion: The proposed use is within an area marked by rural residential properties, and rural commercial/tourism-oriented, and agricultural uses. The location and character of the use is compatible and consistent with the character of the area.

E. *That the use is in conformance with the Comprehensive Plan; and*
Conclusion: Staff concludes that the use is in conformance with the Comprehensive Plan. As described above, the proposal is consistent with Goals RL 1 and RL 5 in addition to Policies RL-1 and 10.11 of the Comprehensive Plan.

F. *That the use will be supported by adequate public facilities or services.*
Conclusion: The review of this proposal by all agencies potentially affected and lack of comments received by Staff has indicated that the proposed use will not require additional public facilities or services.

Recommended Conditions of Approval

1. Pursuant to WWCC 17.40.025, the action for which the conditional use permit is required shall begin within one year of approval unless extended for up to one year by the Director. Failure to begin such action within the time limits specified shall void approval of the conditional use.
2. Before construction, the applicant must first obtain any/other associated permit(s) or approvals required by the County or any other governmental agency or regulatory authority with jurisdiction over a particular aspect of the project. Any conditions of approval or requirements imposed as part of such permits or approvals shall be are hereby incorporated as Conditions of Approval for this permit.
3. Pursuant to WWCC 14.13.110, at any time during the life of the permit, the Community Development Department Director may ask the Hearing Examiner to revoke the permit if the project is not in compliance with any of the conditions of approval and/or required permits.
4. Future changes in operations, plans, or additions will require an amendment, approved by the County's Hearing Examiner, to the conditional use permit pursuant to Walla Walla County Code Section 14.03.050.
5. Bed and Breakfasts shall comply with WWCC 17.08.74 – Bed and breakfast guesthouse.
6. The Applicant and all successors shall comply with WWCC 17.20, Parking Requirements. No parking is allowed off-site or on a County right-of-way.
7. No access relating to the Bed and Breakfast Type II is permitted from State Route 125.
8. Exterior lighting shall be directed and shielded in a manner which minimizes its visibility at the site's boundaries. Exterior lighting shall not be used in such a manner that it produces glare on public streets and neighboring residential properties.

9. The applicant must comply with all requirements of WWCC 18.08, Critical Area Protection, for any portion of the project within a critical area or a critical area buffer. New or updated Critical Areas Reports may be required.

Exhibits

1. Staff Report dated 10/10/2022
2. Conditional Use Permit application (CUP22-004) and Exhibit A dated 1/26/2022
3. SEPA Checklist (SEPA22-004) dated 1/14/2022
4. SEPA Checklist Staff Evaluation Report dated 9/19/2022
5. Geotechnical Report by PBS Engineering dated 1/17/2022
6. Site Plan submitted 7/5/2022 and Plans submitted for SCRN22-0207
7. Trip Generation Letter/Tier 1 Traffic Impact Analysis dated 7/1/2022
8. Comments from the Department of Ecology dated 3/24/2022
9. Comments from WSDOT 3/22/2022
10. Comments from DAHP dated 3/23/2022
11. Comments from Walla Walla County Public Works dated 3/29/2022 (Stormwater) and 9/21/2022 (Traffic)
12. Email from Department of Ecology Watermaster dated 4/14/2022
13. Ground Water Certificate 2982-A
14. SEPA Determination of Mitigated Non-Significance dated 10/5/2022
15. Notice of Application ODNS and Certificate
16. Notice of Public Hearing and Certificate
17. CUP22-004 Comments from County Building Official/Fire Marshal
18. Critical Areas Application, CAP22-006
19. Public Comment from Susan Bicknell dated 10/7/2022

Exhibit 2

WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
310 W Poplar St., Suite 200
Walla Walla, WA 99362
509-524-2610
Submit all documents to: permits@co.walla-walla.wa.us

CONDITIONAL USE PERMIT APPLICATION

This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 14.07 WWCC. *Review WWCC Chapter 17.40 prior to submitting application.*

Applicant Information

Name: Yellowhawk Resort WW, LLC

Mailing address: 2901 Old Milton Hwy

City: Walla Walla State: WA Zip: 99362

Phone: 509.522.0220 Email: Scott@clarkdevllc.com

Name, address, and telephone number of applicant's representative, if any:
ATTN: Scott Clark

Property Owner Information (if different than applicant)

Name: (same)

Mailing address:

City: State: Zip:

Phone: Email:

Names, addresses, and telephone numbers of additional owners (each owner must be listed)

Property Information

Site address or general location of property: 2901 Old Milton Hwy, Walla Walla, WA 99362

Parcel number(s): 350611120008 (parcel 350611110004 under separate application)

Zoning: RR-5

Present use of property: The site is currently a resort with vineyards.

Description of Proposed Project: Under a separate application, the property owner is requesting approval of a Boundary Line Adjustment (BLA) of the two existing parcels. The applicant is proposing to construct a Type 2 Bed & Breakfast facility on each reconfigured parcel. Ten guest units are being proposed for each parcel. The existing structure will be the primary managers residence for the southern parcel and a new primary managers residence will be constructed for the northern parcel.

The following *must* be submitted with this completed form for the application to be complete:

- ☒ Reference WW County Code at https://library.municode.com/wa/walla_walla_county/codes Chapter 3.08 for current fees due payable via cash, check, debit or credit card.
- ☒ A completed SEPA Environmental Checklist. See Attached
- ☒ Legal description of the property. See Attached ALTA Survey & BLA Exhibit
- ☒ A site plan that accurately describes the dimensions of the property, location of all existing and proposed buildings and their setbacks, adjoining roads and easements, access to the property and driveways, parking areas, fencing, unique topographical features or conditions and other information that will illustrate your proposal. If the site plan is larger than 11" x 17" it will be submitted electronically by cd, email or flash drive. See Attached Site Plan, ALTA Survey, and BLA Exhibit
- ☒ A written statement, labeled as Exhibit A, that generally describes the proposal and addresses how it meets the following conditional use criteria identified in WWCC 17.40.020: See Attached Exhibit 'A'
  - A. That the use will not endanger the public health or safety; and
  - B. That the use will not generate significant nuisance conditions such as noise, dust, glare, vibration; and
  - C. That the use meets all required conditions and standards set forth in the district where it proposes to locate; and
  - D. That the location and character of the use is compatible and consistent with the character of the area in which it is to be located; and
  - E. That the use is in conformance with the comprehensive plan; and
  - F. That the use will be supported by adequate public facilities or services.
- ☐ Supplemental Application/Checklist (for Winery CUP only). Not Applicable

And one of the following payments, depending on the type of review required (see WWCC 14.09.025 and 17.16.014)

- ☒ Reference WW County Code at https://library.municode.com/wa/walla_walla_county/codes Chapter 3.08 for current fees due payable via cash, check, debit or credit card.

The signature of each applicant or the applicant's representative, and <u>each</u> property owner if different than the applicant(s), is required per 14.07.025 WWCC.

(We) (I) certify that the information furnished within this application, including all submittals and attachments, is true and correct to the best of (my) (our) knowledge, and understand that additional conditions may be placed on the permit if it is approved.

(We) (I) acknowledge that per WWCC Section 3.08.065: Publication costs for legal notices shall be borne by the applicant in addition to other costs and fees which apply. Failure to pay publication costs may result in a suspension of application processing.

Applicant Signature: _____ Date: 1/26/22

Property Owner Signature: Same Date: _____

Additional Applicant(s) / Representative _____ Date: _____

Additional Property Owner(s) _____ Date: _____

"EXHIBIT A"

CONDITIONAL USE PERMIT APPLICATION

This narrative describes how the project meets the conditional use approval criteria identified in WWCC 17.40.020:

A. That the use will not endanger the public health or safety:

Response: *The proposed use is a Type II bed & breakfast in Walla Walla County. The project site is in Walla Walla County Fire District #4. The development will be residential. The project does not contain uses that would endanger public health or safety.*

B. That the use will not generate significant nuisance conditions such as noise, dust, glare, vibration:

Response: *The proposal is residential. As such, no excessive noise is anticipated. Once the project is completed, no dust or emissions, except for motor vehicles, home heating, etc., will be created.*

Any glare would be from on-site lighting. Lighting will be intimate shielded or downlighting for guest unit porches and path lighting. As a residential use, no significant vibrations will be generated.

C. That the use meets all required conditions and standards set forth in the district where it proposes to locate:

Response: *The site is zoned RR-5. Per 17.16.014 - Permitted uses table, Bed & Breakfast Type II uses are allowed by conditional use permit. The project will be designed and constructed to meet any conditions required by the conditional use permit approval and the standards of the zoning code and building code.*

D. That the location and character of the use is compatible and consistent with the character of the area in which it is to be located:

Response: *The project is located within an active vineyard. The surrounding uses include agriculture and large lot residential. The proposed improvements will blend in with the surrounding vineyards and rural uses. This will provide an aesthetically pleasing design that will not impact the character of the surrounding area.*

E. That the use is in conformance with the comprehensive plan:

Response: *The Walla Walla County Comprehensive Plan designates this site development of a Type 2 Bed & Breakfast as appropriate for Rural Residential 5 development.*

F. That the use will be supported by adequate public facilities or services:

Response: *Domestic water will be provided by on-site wells, sanitary sewer will be processed with onsite drain fields, and electricity will continue to be provided as currently exists at the site. The area is adequately served by the County's Fire Department and Emergency Services. The current roadway infrastructure is adequate for the anticipated traffic volumes.*

Exhibit 3

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:

Yellowhawk Resort Guest Units

2. Name of applicant:

Yellowhawk Resort WW, LLC, ATTN: Scott Clark

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

Yellowhawk Resort WW, LLC, ATTN: Scott Clark
2901 Old Milton Hwy
Walla Walla, WA.
Phone: 509.522.0220
Email Scott@clarkdevllc.com

4. Date checklist prepared:

January 14, 2022

5. Agency requesting checklist:

Walla Walla County Community Development Department

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

Construction is anticipated to begin in the summer of 2022.

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

There are no future plans connected to this proposal.

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

Geotechnical field work has been completed for analysis of the site. A Geotechnical Report was completed by PBS Engineering and Environmental, dated January 14, 2022.

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.

There are no known pending approvals of other proposals affecting this property.

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

Conditional Use Permit, Building Permits, Critical Areas Permit, Construction Stormwater General Permit.

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

The project consists of adjusting two existing parcels to accommodate two Type 2 Bed & Breakfast facilities with ten guest units and one primary unit per lot.

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.

2901 Old Milton Hwy, Walla Walla, Washington 99362
Parcel Numbers: 350611120008 & 350611110004.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

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

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

The soils information provided on the USDA Natural Resources Conservation Service Web Soil Survey, indicates the maximum natural slope is within the EfE - Ellisforde silt loam area of the site. The slope for this soil classification ranges from 30% to 45% slope. However, the existing site survey indicates the steepest slope on the site is approximately 70%.

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.

Based on the USDA, , the following soil types are found on the site:

EfA - Ellisfode silt loam. 0 to 3% slopes; EfE - Ellisforde silt loam, 30 to 45% slope; OnA – Onyx silt loam, 0 to 3% Slope; PmA - Pedigo silt loam, 0 to 3% slope; Rw - Riverwash; YmA – Yakima silt loam, 0 to 3% slope.

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

There are no surface indications of unstable soils. There is no known history of unstable slopes on the site.

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.

Mass grading is not proposed for the site improvements. Grading will be required for the building foundations, drives, and walks. If necessary, fill material will be provided from a suitable source as provided by in the geotechnical report recommendations.

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

Yes. However, the project will adhere to all applicable provisions of the Department of Ecology 2019 Stormwater Management Manual for Eastern Washington as required by Walla Walla County Code Title 11.

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

The existing project site contains less than 5% impervious area. The proposed project will add building roofs and roadways. The percentage of the site covered by impervious surfaces after project completion will be approximately 7%.

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

The project will adhere to all applicable provisions of the Department of Ecology 2019 Stormwater Management Manual for Eastern Washington as required by Walla Walla County Code Title 11. Ecology approved Temporary Erosion and Sediment Control (TESC) Best Management Practices (BMPs) will be utilized to protect site soils from erosion.

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.

Emissions would include dust and emissions from construction vehicles and equipment.

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

There are no known off-site emissions or odors which would affect the proposal.

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

Watering to prevent dust and keeping all equipment and construction vehicles in good repair.

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.

Yellowhawk Creek is located near the northwest boundary of the site and flows into the Walla Walla River. The Walla Walla River flows along the southwest boundary of the site. There is an existing pond in the northeast portion of the site.

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 work will occur within 200 feet of Yellowhawk Creek or the Walla Walla River.

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.

Not applicable. No fill or removal of material from any surface water or wetland is proposed.

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

No surface water withdrawals or diversions are proposed.

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

The site adjoins Yellowhawk Creek and the Walla Walla River. There are floodplains associated with each of these. Development is not proposed within the floodplain.

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 waste materials will be discharged into surface waters.

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.

There are two existing wells on-site. The proposed improvements will require installation and permitting of a Group A Water System. The approximate quantities will be calculated using the Department of Health Group A Water System Guidelines.

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.

The site uses a septic drain field system for domestic sewage disposal. The drain field is located west of the current development. Additional septic drain field systems will be installed to provide sewage disposal for each Bed and Breakfast unit.

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.

Runoff will be from stormwater. Stormwater will be collected on site and directed to infiltration systems in compliance with Department of Ecology 2019 Stormwater Management Manual for Eastern Washington as required by Walla Walla County Code Title 11.

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

No. The project will be constructed in compliance with the provisions of Walla Walla County Stormwater Management Title 11 of the Walla Walla County Code.

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

No mass grading is proposed. The current drainage patterns will not be altered. No streams exist in the proposed development sites. No changes to either Yellowhawk Creek or the Walla Walla River are proposed.

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

The project will comply with all local, state and federal requirements.

4. Plants [help]

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

_**X**_ deciduous tree: alder, maple, aspen, other
_**X**_ evergreen tree: fir, cedar, pine, other
_**X**_ shrubs
_**X**_ grass
____ pasture
____ crop or grain
_**X**_ 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?

Portions of the existing vineyard will be removed or altered to complete the development of the proposed Bed & Breakfast units.

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

There are no known threatened or endangered plant species know to be on or near the site.

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

Landscaping will be like the current landscaping. The proposal incorporates the bed & breakfast units into the vineyard.

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

There are no noxious weeds or invasive species known to be on the site.

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.

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.

Within the Walla Walla River, there are 2 Endangered Species Act (ESA)-listed fish species: Middle Columbia River summer steelhead (Oncorhynchus mykiss) and Bull Trout (Salvelinus confluentus).

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

The site is within the Pacific Flyway. The Walla Walla River is a migration route for spring chinook, summer steelhead, and bull trout.

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

All development will be setback from the Walla Walla River and Yellowhawk Creek. No development will take place within the prescribed buffers and setbacks.

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

There are no known invasive animal species on the site.

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.

Electricity, and either natural gas or propane will be used for heating and cooking. No manufacturing uses are proposed.

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

Proposed development will be limited to 2-stories, all development will be located more than 100 feet from the north property line. The development will not affect potential solar energy for adjacent properties.

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:

Compliance with the Washington State Energy Code.

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.

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

There are no known contaminated areas on the project site.

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

There are no known existing hazardous chemical or conditions on the site.

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.

Other than chemicals associated with the existing swimming pool, no hazardous chemical will be used or stored on the site.

4) Describe special emergency services that might be required.

The use is residential. Per 17.16.014 - Permitted uses table, type II, Bed & Breakfast uses are allowed by conditional use in the RR-5 zone. Hotels and Motels are only permitted in the Rural Activity Center (RAC) zone. As a residential use, no special emergency services for this development are required.

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 and agricultural activities.

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 would include that associated with construction, including traffic noise, heavy equipment, power tools etc.

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

All equipment will be kept in good condition and in compliance with the noise standards.

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.

The site is currently a resort and a vineyard. The surrounding properties are either large lot residential or agricultural. Allowing the proposed use will not affect current uses on surrounding properties.

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

The property contains a vineyard. Approximately three acres of the vineyards will be replaced for the proposed bed & breakfast facilities.

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:

The proposal will not be affected by the surrounding farms. Other than the on-site vineyard, the proposed development is setback from active off-site farming activities.

c. Describe any structures on the site.

The site currently contains residential home/estate, a pool house and winery with a tasting room and five outbuildings of various sizes.

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

No

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

RR-5

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

Rural Residential 5, per Final Walla Walla County Comprehensive Plan August 5, 2019.

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

Rural Residential

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

Per the 2018 Critical Areas Ordinance Update, the project site is in the Walla Walla River Shallow Gravel Aquifer Boundary, the Walla Walla River Watershed, Zones I and II of the Aquifer Vulnerability areas, Riverine wetlands are indicated along the Walla Walla River, portions of the site are in floodway and flood fringe zones of the Walla Walla River and Yellowhawk Creek. The site is indicated as having a low to high potential liquefaction susceptibility. There are areas of Seismic Design Site Classes of D and D-E. The steepest slope present on the overall site is 70%, however, none of the proposed dwelling units lie within 50 feet of any slope equal to or greater than 15%. There are isolated areas of sever potential soil erosion susceptibility. The watercourses and waterbodies minimum riparian buffers are 100 feet along the Walla Walla River frontage and 35 feet along the Yellowhawk Creek frontage.

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

Approximately 30 employees would reside or work in the completed project.

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

None

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

None

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

The project will meet all applicable land use standards and requirements. Setback will be provided as shown on the site plan.

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

Per the Walla Walla County Comprehensive Plan, as shown on Map RL-11, there are no agricultural lands of primary significance in the proposal.

9. Housing [help]

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

The proposal is to build two Type 2 Bed & Breakfast facilities. Each facility will provide 10 guest units. There will be high-income housing units on the site. The 20 Bed & Breakfast guest units will be rented. All guest units are anticipated to be middle income housing.

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

None

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

None

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 structures will be approximately 22 feet tall above finished/existing grade. The eaves will be approximately 12 feet above finished grade. The principal exterior building materials will include painted cement board and painted wood siding, wood or wood composite decking and trim, clad wood windows and doors, and either fire resistant shake roofing to match the existing main structures or metal roofing.

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

The project will not impact any views.

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

The proposed structures are deliberately set low into the landscape or vineyards, with 4-way hip roofs to minimize the profile of the structures. Exterior materials will be drawn from traditional farmhouse vernacular, with white or light-colored siding, subdivided windows, deep porches and overhangs, and soft earth tone or gray roofing regardless of material - shake or metal.

Lighting will be intimate shielded or downlighting on unit porches and steps for wayfinding. Other proposed path lighting will be low height low level path lighting close to grade.

The distances between the proposed development and the neighboring properties is a major mitigating factor. In all cases, the structures setbacks are much greater than required. The most northern units are located more than 740 feet from the Ordinary High Water Mark of Yellowhawk Creek. The most southern units are located more than 533 feet from the Ordinary High Water Mark of the Walla Walla River.

11. Light and Glare [help]

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

Only lighting associated with residential/bed & breakfast use is anticipated. This could include outdoor path lighting, parking lot lighting and lighting etc. The lit areas will be setback from surrounding properties. Lighting will occur during non-daylight hours.

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

No. Overall lighting will be contained in the proposed development. Outdoor lighting will be directed downward to avoid light pollution. Lighting will be intimate shielded or downlighting on unit porches and steps for wayfinding. Other proposed path lighting will be low height low level path lighting close to grade.

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

None

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

None

12. Recreation [help]

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

There are no known designated or informal recreational opportunities near the site.

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:

None

13. Historic and cultural preservation [help]

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.

There are no buildings on the site over 45 years old listed in or eligible for listing in national, state, or local preservation registers.

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 known evidence of Indian or historic use or occupation.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The project site has a completed ALTA Survey that will be referenced for design of the proposed improvements. GIS data and Walla Walla County maps will be utilized as necessary for cultural and historic resources on or near the site. Geotechnical explorations have been completed onsite and a Geotechnical Report was prepared by PBS Engineering and Environmental, dated January 14, 2022.

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.

There are no current plans for mass grading of the site. Design methods will be utilized to minimize impacts to the current site and surrounding resources. The civil design plan documents will include an inadvertent discovery protocol for the contractor to follow in the event that cultural and historic resources are discovered.

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.

The site is located on the east side of Old Milton Highway. The proposed project will take access from the existing driveway on Old Milton Highway.

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 public transit is available in the vicinity of the site.

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

No existing parking spaces are proposed to be eliminated. Approximately 42 spaces are proposed and may be included for the project. Parking will be provided to comply with Walla Walla County Code requirements.

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).

No

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?

The proposed Yellowhawk Resort is anticipated to generate 86 net new vehicle trips on a typical weekday, including 5 net new trips during the AM peak hour and 8 net new trips during the PM peak hour. The resort will generate less than 20 peak hour trips and less than 100 daily trips.

The trip generation for the existing and proposed land uses were based on the average trip rates for single-family housing (land use code 210) and recreational homes (land use code 260), from the Institute of Transportation Engineers' (ITE) Trip Generation Manual 11th Edition because the land use description best matches the existing and proposed land uses. The average trip rate was used because the size of the independent variables is outside the ITE data range.

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.

The use proposed does not generate a significant number of new trips. It is not anticipated to interfere with movement of agricultural products. Further, the Walla Walla County Comprehensive Plan at Map RL-11, indicates there are no agricultural lands of significance adjoining the project.

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

None

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.

The project is for residential use. Police, fire protection services, schools and health care needs should only incrementally increase relative to the increase in population. The proposal does not include the production of hazardous materials or other activities that could require a higher level of police or fire protection services.

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

None.

16. Utilities [help]

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.

The existing site is currently developed with the above-mentioned utilities. These same utilities will continue to be utilized with the proposed improvements to the site. Additionally, natural gas from Cascade Natural Gas or propane is being considered for future use onsite.

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: _____

Name of signee Scott Clark

Position and Agency/Organization Developer

Date Submitted: 1/26/22

Walla Walla County Community Development Department
310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

File No. SEPA22-004

STATE ENVIRONMENTAL POLICY ACT (SEPA)

Final Staff Evaluation Report for Environmental Checklist

This document is intended to supplement information in the applicant's submitted environmental checklist and also document some staff evaluation of the proposal. It is meant to serve as a supplement to the primary documents required by SEPA.

Date:	9/19/2022
Project Name:	Yellowhawk Guest Units, North Parcel and South Parcel/Yellowhawk Resort Guest Units
Proponent/Owner:	Yellowhawk Resort WW LLC 2901 Old Milton Hwy Walla Walla, WA 99362
Applicant:	Yellowhawk Resort WW LLC ATTN Scott Clark 2901 Old Milton Hwy Walla Walla, WA 99362
Description of Proposal:	Applicant proposes two Type II Bed and Breakfasts, Yellowhawk Guest Units North Parcel and South Parcel**,** consisting of 10 detached guest units and a manager/caretaker dwelling on each of the two lots forming the subject property for a total of 20 guest units and 2 manager units. Adjusted Lot 1 is located generally at 2853 Old Milton Highway (APN 3350611110004, considered the 'north' parcel). Adjusted Lot 3, is located generally at 2901 Old Milton Highway (APN 350611120008, considered the 'south' parcel). The existing dwelling will serve as a manager unit. The following mapped Critical Areas are on the subject properties: Critical Aquifer Recharge Areas: Walla Walla Shallow Gravel Aquifer, Areas of Moderate and Areas of High Recharge Vulnerability; Seismic Hazard Areas: Moderate to High Liquefaction Susceptibility; Steep Slopes; Frequently Flooded Areas: Flood Zones AE and Floodway. Portions of the property are occupied by Yellowhawk Creek and its associated riparian buffer. Portions of the property are occupied by the Walla Walla River (with a Shoreline Master Plan designation of Rural Residential), and its associated riparian buffer and wetlands.
Location of Proposal:	The subject property is addressed as 2901 Old Milton Highway (APN 350611120008) and 2853 Old Milton Highway (APN 3350611110004). It is bounded on the east by Highway 125.
Zoning:	Rural Residential 5 (RR-5)
Comprehensive Plan Map Designation:	Rural Residential 5
Conclusions:	Based on the analysis herein, the proposal can be found to not have a probable significant adverse impact on the environment. Application materials, including the SEPA checklist, were distributed to state and local agencies for review and comment during the 14-day Determination of Non-Significance comment period using the Notice of Application Optional Determination of Non-significant process. The County reserves the right to review any future revisions or alterations to the site or to the proposal in order to determine the environmental significance or non-significance of the project at that point in time.
Prepared by:	Jennifer B. Ballard, Senior Planner, 509-524-2610

Reviewed project and environmental documents relating to applications SEPA22-004,

CUP22-003, CUP22-004, CAP22-004, CAP22-006:

- SEPA Environmental Checklist submitted 2/01/2022, dated 1/14/2022
- Critical Areas Application, CAP22-004, dated January 26, 2022
- Critical Areas Application, CAP22-006, dated January 26, 2022
- Geotechnical Engineering Report by PBS Engineering and Environmental, Inc., dated 1/17/2022
- Conditional Use Permit with Exhibit A, CUP22-004, dated 1/26/2022
- Site Plan 2, CUP22-003, submitted 7/5/2022
- Site Plan 2, CUP22-004, submitted 7/5/2022
- Applicant Response to 4/21/2022 Request for Information Letter, submitted 7/5/2022
- Proposed Boundary Line Adjustment Survey Map 2, BLA22-002, dated 4/20/2022
- Water Right Ground Water Certificate #2982 provided by Walla Walla County Water Master, dated 1/14/1958
- Department of Ecology Comments dated 4/24/2022
- Department of Archeology and Historic Preservation Comments dated 3/23/2022
- Washington Department of Transportation Comments dated 3/22/2022
- Walla Walla County Public Works Comments dated 3/29/2022
- Trip Generation revised memo submitted 2/1/2022, dated 12/31/2021 addressed to Joy Bader, Walla Walla County Public Works
- Trip Generation revised memo submitted 9/9/2022

Agencies and organizations Notice of Application ODNS sent to

- Confederated Tribes of Umatilla Indian Reservation (CTUIR)
- Walla Walla Valley Metropolitan Planning Organization
- Walla Walla County
    - Public Works Department
    - Health Department, Environmental Health Division
    - Building Official/Fire Marshall
    - GIS Department (911 Addressing)
    - Fire District 4
    - Sheriff
- Washington State
    - Department of Archeology & Historic Preservation
    - Department of Ecology, SEPA Register & Water Master
    - Department of Natural Resources
    - Department of Fish & Wildlife
    - Department of Transportation

A. Background

The SEPA checklist for project SEAP22-004 was prepared by Scott Clark part owner of Yellow Hawk Resort, dated 1/14/2022. SEPA documents were submitted with Conditional Use Permit and Critical Areas Permit applications which are under consolidated review.

Preapplication meeting PRE21-061 for this proposal occurred on 11/17/2021 and was attended by PBS Engineering staff, Scott Clark of Yellow Hawk Resort, and staff from Walla Walla County Community Development, Public Works and GIS departments.

Boundary line adjustment (BLA) application BLA22-006 was approved on 5/17/2022 and recorded on 9/16/2022 as AFN 2022-07726. This adjustment is necessary to accommodate the desired number of units on 2901 Old Milton Highway (APN 350611120008).

B. Environmental Elements

1. **Earth**
   Generally concur with checklist.

2. **Air**
   Generally concur with checklist.

3. **Water**
   Generally concur with checklist. The pond on the north east of the subject property is man-made.
   b.2) No information was provided regarding the size of the sewage disposal systems, number of systems or the number of people the systems will serve in the SEPA checklist.
4. **Plants**
   Generally concur with checklist.

b. As no final layout of development is proposed it is unknown now much of the existing vineyard will have to be removed to accommodate construction. The applicant response on 7/5/2022 to the Staff Request for Information letter dated 4/21/2022 stated the vineyards will be removed in the footprint of the guest units. Staff does not find this response feasible as vineyards will also have to be removed for proposed parking, roads, due to grading, utility installation, septic installation and to accommodate the movement of construction workers and machinery.

5. **Animals**
   Generally concur with checklist.

   Both the Walla Walla River and Yellowhawk Creek are managed under Walla Walla County's Shoreline Master Program (SMP) in the vicinity of the subject properties. No development is proposed in the SMP jurisdiction/within 200 feet of Ordinary Mean High Water.

6. **Energy and natural resources**
   Generally concur with checklist.

7. **Environmental Health**
   Generally concur with checklist.
   a.1) No information was supplied about chemicals used for the agricultural uses on site or on the vineyard or if chemicals will be used in the vineyards surrounding the guest units after construction.
   b.2. Applicant did not address noise from guests or events on site. Should this project be approved they must comply with Walla Walla County Code 9.20 – Noise Regulations, which are enforced by the County Sherriff's Department.

8. **Land and Shoreline Use**
   Generally concur with checklist
   a. The current use of the site is a vineyard, winery with ancillary tasting room and single-family dwelling with a pool that used as a vacation rental. Staff would not currently consider this property use a 'Resort.'

   b. From Staff observation of aerial photos of the subject property approximately 57 acres are occupied by vineyards and supporting buildings and roads. Staff is unable to determine how many acres of existing vineyard will be removed to accommodate bed and breakfast construction as a site plan showing limits of disturbance or grading has not been submitted.

   h. Critical Areas

   i. The bed and breakfasts would have 1 on-site manager dwelling unit per property, 2 total employees living on-site. No additional information as the remaining 28 employees has been provided.

9. **Housing**
   Generally concur with checklist.
   a. Short term vacation rentals are not considered housing in the context of this Checklist and do not fall into low/middle/high income categories.

10. **Aesthetics**
    Generally concur with checklist.
    a. The maximum allowed height for non-agricultural structures is 35 feet in the Primary Agriculture 40 zone per Walla Walla County Code 17.18.020.

11. **Light and Glare**
    Generally concur with checklist.
    Staff will likely recommend that the HE limit lighting so that it is down shielded and won't cause glare to adjacent properties or roads. This is a standard condition of approval for projects like this. The County does not have lighting standards, will recommend that dark-sky technology is used.

    c. Staff does not consider the structures to be 'set low into the landscape' as they are proposed to be located at the highest undeveloped elevations on site and the roofs will peak approximately 16 feet above the grape vines in the vineyard if the building height is 22 feet.

12. **Recreation**
    Generally concur with checklist.

13. Historic and Cultural Preservation

Generally concur with checklist. Per applicant's response to C, they did nothing to assess potential impacts to resources by per D, they will employ an Inadvertent Discovery Plan. Materials distributed to Washington State Department of Archaeology and Historic Preservation (DAHP) and the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) and DAHP requested a cultural resources study.

In response to DAHPs request, Scott Clark has agreed to have a professional archaeological survey of the project area conducted and a report be produced prior to ground any building permit issuance. This report should meet DAHP's Standards for Cultural Resource Reporting.

14. Transportation

Generally concur with checklist.

c. The Applicant proposes 22 parking spaces, 2 of which are ADA compliant on the northern parcel and 20 parking spaces, 2 of which are ADA compliant on the southern parcel.

f. Staff hesitates to agree with PBS that ITE traffic manual that guest units should be considered 'recreational homes' (Land Use Code (LUC) 260) as the ITE definition of a recreational home is a second home that is used by its owner periodically for recreation or rented on a seasonal basis. Staff believes that the use is a transitory accommodation like a hotel and requested the Applicant provide a traffic generation memo per ITE LUC 311, All-suites hotel. On 9/9/2022 a revised traffic generation memo was provided showing that the 103 new daily trips will be generated by the proposed bed and breakfast.

15. Public Services

Generally concur with checklist.

a. The project is not a residential use, it is a commercial use.

16. Utilities

Generally concur with checklist.

Exhibit 5

Geotechnical Engineering Report

Yellowhawk Resort
2901 Old Milton Highway
Walla Walla, Washington

Prepared for:
Clark Development & Consulting, LLC
7506 Barge Court
Yakima, Washington 98908

January 17, 2022
PBS Project 67881.000

Prepared by:

January 17, 2022

Clint Nealey, PE
Geotechnical Staff Engineer

Reviewed by:

Saiid Behboodi, PE, GE (OR)
Principal Geotechnical Engineer

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Appendix A: Field Explorations

Appendix B: Laboratory Testing

1 INTRODUCTION

1.1 General

This report presents results of PBS Engineering and Environmental Inc. (PBS) geotechnical engineering services for the proposed improvements to the Yellowhawk Resort and Sparkling House located at 2901 Old Milton Highway in Walla Walla, Washington (site). The general site location is shown on the Vicinity Map, Figure 1. The locations of PBS' explorations in relation to existing and proposed site features are shown on the Site Plan, Figure 2.

1.2 Purpose and Scope

The purpose of PBS' services was to develop geotechnical design and construction recommendations in support of the planned improvements. This was accomplished by performing the following scope of services.

1.2.1 Literature and Records Review

PBS reviewed various published geologic maps of the area for information regarding geologic conditions and hazards at or near the site.

1.2.2 Subsurface Explorations

Two borings were advanced to depths of approximately 51.5 feet below the existing ground surface (bgs) within the adult pool footprint. The borings were logged and representative soil samples collected by a member of the PBS geotechnical engineering staff. The approximate boring locations are shown on the Site Plan, Figure 2. The interpreted boring logs are presented as Figures A1 and A2 in Appendix A, Field Explorations.

PBS excavated eight test pits within the proposed bungalow and outbuilding footprint to depths of up to 10 feet bgs. The test pits were logged and representative soil samples collected by a member of the PBS geotechnical engineering staff. Interpreted test pit logs are included as Figures A3 through A10 in Appendix A, Field Explorations.

1.2.3 Field Infiltration Testing

Two open-hole, falling-head field infiltration tests were completed in test pits TP-3 and TP-7 within the proposed bungalow area at a depth of 5 feet bgs. Infiltration testing was monitored by PBS geotechnical engineering staff. Soil samples collected from infiltration test locations were analyzed for cation exchange capacity.

1.2.4 Soils Testing

Selected soil samples were returned to our laboratory and classified in general accordance with the Unified Soil Classification System (ASTM D2487) and/or the Visual-Manual Procedure (ASTM D2488). Laboratory tests included natural moisture contents, grain-size analyses, and Atterberg limits. Laboratory test results are included in the exploration logs in Appendix A, Field Explorations; and in Appendix B, Laboratory Testing.

1.2.5 Geotechnical Engineering Analysis

Data collected during the subsurface exploration, literature research, and testing were used to develop site-specific geotechnical design parameters and construction recommendations.

1.2.6 Report Preparation

This Geotechnical Engineering Report summarizes the results of our explorations, testing, and analyses, including information relating to the following:

- Field exploration logs and site plan showing approximate exploration locations
- Laboratory test results
- Infiltration test results
- Groundwater considerations
- Liquefaction potential
- Slope stability analysis results
- Shallow foundation design recommendations:
    - Minimum embedment
    - Allowable bearing pressure
    - Estimated settlement (total and differential)
    - Sliding coefficient
- Earthwork and grading, cut, and fill recommendations:
    - Structural fill materials and preparation, and reuse of on-site soils
    - Utility trench excavation and backfill requirements
    - Temporary and permanent slope inclinations
    - Wet weather considerations
- Seismic design criteria in accordance with the 2018 International Building Code (IBC) with state of Washington amendments
- Slab and pavement subgrade preparation recommendations

1.3 Project Understanding

PBS understands plans are currently in the conceptual stages; however, development will include addition of bungalows within the existing grape vines east of the resort, an adult pool within the south lawn, and a small outbuilding to the north within the cornfield. PBS assumes the bungalows and outbuilding will be single-story and constructed using wood framing or similarly lightweight materials. The pool will be inground and up to 8 feet deep.

2 SITE CONDITIONS

2.1 Surface Description

The site is an irregular shaped parcel located roughly 2 miles south of College Place, Washington, and about 1 mile north of the Oregon border. The site is bordered to the west by Old Milton Highway, to the north by Yellowhawk Creek, to the east by South Highway 125, and to the south by the Walla Walla River. The site is currently in use as a vineyard and associated resort, landscaping, and parking areas.

The existing surface is generally composed of an elevated terrace within the central-east part of the parcel, which slopes down to the north, west, and south to a lower terrace adjacent the floodplains of Yellowhawk Creek and the Walla Walla River. Site elevations range from approximately 790 feet above mean sea level (amsl) within the central part of the site, atop the terrace, to 730 feet amsl on the west end of the site. A vineyard and various agricultural crops occupy most of the site, with a cluster of buildings located within the center of the site at the current winery. Surrounding properties are generally in use as farms and vineyards with scattered homes and agricultural buildings.

Review of available Washington Department of Natural Resources (WADNR) light detection and ranging (LiDAR) hillshade indicates the site is positioned on a well-preserved upland terrace that slopes steeply down

to a lower terrace adjacent to the Walla Walla River and Yellowhawk Creek above the modern-day flood plain (WADNR, 2021). A small slope present within the vegetation line adjacent to the streams separates the terraces from the flood plain.

2.2 Geologic Setting

The site is located within the Walla Walla Valley along the southern margin of the Columbia Basin, a geologic province of eastern Washington located north of the Deschutes-Columbia Plateau and Blue Mountains Provinces of Oregon and Washington. The Columbia Basin is composed primarily of volcanic basement rocks of the Columbia River Basalt Group (CRBG) subdivided into smaller recognizable flows and members that are overlain by Quaternary deposits (Derkey et al., 2006). These older flood basalts were generated by volcanic eruptions in eastern Oregon, eastern Washington, and western Idaho between 16.7 million years ago (Ma) and 5.5 Ma (Reidel, 2004).

The eastern margin of the Yakima fold and thrust belt consists of a northwest linear ridge line of the Horse Heaven Hills Anticline bounded by the Wallula fault system that extends into Walla Walla Valley. The Horse Heaven Hills Anticline forms a topographic high point and narrow water gap along the southern extent of the Columbia Basin and Deschutes-Columbia Plateau, which has been continuously incised by the Columbia River throughout the Quaternary (Reidel and Fecht, 1994; Schuster, 1994).

Throughout the Pleistocene, outburst flood waters from Glacial Lake Missoula resulted in rapid sedimentation as floodwaters ponded behind the water gap. Slowing flood waters blanketed the basin with slackwater flood deposits over much of the low-lying areas, as well as created extensive gravel bar complexes near the Columbia River. Reworking of fine-grained outburst flood sediments by aeolian processes has created deposits of loess in elevated areas that were not directly affected by glacial floodwaters.

2.3 Local Geology

The lower north, west, and south parts of the site are mapped as underlain by Holocene age alluvium, and the elevated central to east portion of the site is mapped as Pleistocene age Touchet beds (Derkey et al., 2006). The alluvium is described as consisting of unconsolidated deposits of clay, silt, fine sand, and gravel associated with stream channel and flood plains deposition throughout the Walla Walla Valley. Much of these sediments are derived from reworked loess and flood deposit sediments of the Touchet Beds.

The Touchet beds are described as slackwater flood deposits associated with the Missoula floods. They are described as rhythmically bedded, well stratified, and normally fine- to medium-graded basaltic sand and felsic silt. Up to 7 feet of loess mantles most of the Touchet beds, which are mapped throughout the Walla Walla Valley.

2.4 Subsurface Conditions

The site was explored by drilling two borings, designated B-1 and B-2, to depths of approximately 51.5 feet bgs. The drilling was performed by Holt Services, Inc., of Vancouver, Washington, using a truck-mounted CME-75 drill rig and mud rotary drilling techniques. In addition, eight test pits, designated TP-1 though TP-8, were also excavated to depths of 8 to 10 feet bgs. Test pits were excavated by Yellowhawk Resort and Sparkling House using a Kubota KX057 excavator.

PBS has summarized the subsurface units as follows:

SILT to Sandy SILT: Low plasticity silt with variable fine-grained sand content was found just below the surface, extending to depths of up to 8 feet bgs in all test pits and up to 51.5 feet bgs in both borings. The silt was most commonly brown but included dark brown variants. The silt ranged in consistency from soft to hard and with no to moderate cementation. Subsurface conditions were generally dry or moist. Six-inch ash lenses were also found in TP-3 and TP-8 at around 3 to 4 feet bgs. The consistency tended to increase with depth.

GRAVEL: Dark gray, poorly graded gravel with cobbles was observed in test pit TP-8 at 7.5 feet bgs. The test pit terminated in gravel at 10 feet bgs. The gravel was coarse, rounded, and generally moist.

2.5 Groundwater

Evidence of static groundwater (e.g., mottling or wet soil) was not encountered during our explorations. Based on a review of regional groundwater logs available from the Washington State Department of Ecology, we anticipate that the static groundwater level is present at a depth greater than 50 feet bgs in the vicinity of the proposed bungalows and adult pool. Nearby groundwater logs indicate static groundwater at depths as shallow as 12 feet bgs below the terrace where the outbuilding is proposed. Please note that groundwater levels can fluctuate during the year depending on climate, irrigation season, extended periods of precipitation, drought, and other factors.

2.6 Infiltration Testing

PBS completed two open-hole, falling-head infiltration tests in test pits TP-3 and TP-7 at a depth of approximately 5 feet bgs. The infiltration tests were conducted in general accordance with the Stormwater Management Manual for Eastern Washington (SWMMEW) procedures. The test pits were filled with water to achieve a minimum 1-foot-high column of water. After a period of saturation, the height of the water column was then measured initially and at regular, timed intervals. Results of our field infiltration testing are presented in Table 1.

Table 1. Infiltration Test Results

Test Location	Depth (feet bgs)	Field Measured Infiltration Rate (in/hr)	Soil Classification
TP-3	5	2.1	Silt (ML)
TP-7	5	1.4	Silt (ML)

The infiltration rates listed in Table 1 are not permeabilities/hydraulic conductivities, but field-measured rates, and do not include correction factors related to long-term infiltration rates. The design engineer should determine the appropriate correction factors to account for the planned level of pre-treatment, maintenance, vegetation, siltation, etc. Field-measured infiltration rates are typically reduced by a minimum factor of 2 to 4 for use in design. Due to the mixing of site soils that occurs during typical construction activities, sitewide use of the lowest infiltration rate is recommended.

Soil types can vary significantly over relatively short distances. The infiltration rates noted above are representative of one discrete location and depth. Installation of infiltration systems within the layer the field rate was measured is considered critical to proper performance of the systems.

2.6.1 Cation Exchange Capacity

The ability for soils to filter or adsorb pollutants through infiltration above the groundwater table depends on several factors, including grain size, the amount of organic matter, and cation exchange capacity (CEC). The CEC provides a measure of the soil's ability to remove pollutants by chemical reaction. Section 5.6.17 of the SWMMEW classifies the treatment capacity of these geologic materials as high, medium, low, or none; criteria for these classifications are summarized in Table 5.21 of the SWMMEW.

PBS collected soil samples from the infiltration test pits for laboratory analysis. Results of CEC and organic content analysis are provided in Table 2.

Table 2. Cation Exchange Capacity Test Results

Test Location	Depth (feet bgs)	pH	Organic Matter (%)	Cation Exchange Capacity (meq/100g)
TP-3	5	8.4	1.7	13.7
TP-7	5	8.2	1.6	12.4

3 CONCLUSIONS AND RECOMMENDATIONS

3.1 Geotechnical Design Considerations

The subsurface conditions at the site primarily consist of silt with variable fine-grained sand content. Based on our observations and analyses, conventional foundation support on shallow spread footings is feasible for the proposed improvements. Excavation with conventional equipment is feasible at the site.

The grading and final development plans for the project had not been completed when this report was prepared. Once completed, PBS should be engaged to review the project plans and update our recommendations as necessary.

3.2 Shallow Foundations

Shallow spread footings bearing on compacted native silt or structural fill may be used to support loads associated with the proposed development, provided the recommendations in this report are followed. Footings should not be supported on undocumented fill.

3.2.1 Minimum Footing Widths and Design Bearing Pressure

Continuous wall and isolated spread footings should be sized in accordance with local codes using a maximum allowable bearing pressure of 2,000 pounds per square foot (psf). This is a net bearing pressure and the weight of the footing and overlying backfill can be disregarded in calculating footing sizes. The recommended allowable bearing pressure applies to the total of dead plus long-term live loads. Allowable bearing pressures may be increased by one-third for seismic and wind loads.

Footings will settle in response to column and wall loads. Based on our evaluation of the subsurface conditions and our analysis, we estimate post-construction settlement will be less than 1 inch for the column and perimeter foundation loads. Differential settlement will be on the order of one-half of the total settlement.

3.2.2 Footing Embedment Depths

PBS recommends that all footings be founded a minimum of 24 inches below the lowest adjacent grade. The footings should be founded below an imaginary line projecting upward at a 1H:1V (horizontal to vertical) slope from the base of any adjacent, parallel utility trenches or deeper excavations.

3.2.3 Footing Preparation

Excavations for footings should be carefully prepared to a neat and undisturbed state. A representative from PBS should confirm suitable bearing conditions and evaluate all exposed footing subgrades. Observations should also confirm that soft materials have been removed from new footing excavations and concrete slab-on-grade areas. Localized deepening of footing excavations may be required to penetrate loose, wet, or deleterious materials.

PBS recommends a layer of compacted, crushed rock be placed over the footing subgrades to help protect them from disturbance due to foot traffic and the elements. Placement of this rock is the prerogative of the contractor; regardless, the footing subgrade should be in a dense or stiff condition prior to pouring concrete. Based on our experience, approximately 4 inches of compacted crushed rock will be suitable beneath the footings.

3.2.4 Lateral Resistance

Lateral loads can be resisted by passive earth pressure on the sides of footings and grade beams, and by friction at the base of the footings. A passive earth pressure of 200 pounds per cubic foot (pcf) may be used for footings confined by native soils and new structural fills. The allowable passive pressure has been reduced by a factor of two to account for the large amount of deformation required to mobilize full passive resistance. Adjacent floor slabs, pavements, or the upper 12-inch depth of adjacent unpaved areas should not be considered when calculating passive resistance. For footings supported on native soils or new structural fills, use a coefficient of friction equal to 0.35 when calculating resistance to sliding. These values do not include a factor of safety (FS).

3.3 Floor Slabs

Satisfactory subgrade support for building floor slabs can be obtained from the native silt subgrade prepared in accordance with our recommendations presented in the Site Preparation, Wet/Freezing Weather and Wet Soil Conditions, and Imported Granular Materials sections of this report. A minimum 6-inch-thick layer of imported granular material should be placed and compacted over the prepared subgrade. Thicker aggregate sections may be necessary where undocumented fill is present, loose soils are present at subgrade elevation, and/or during wet conditions. Imported granular material should be composed of crushed rock or crushed gravel that is relatively well graded between coarse and fine, contains no deleterious materials, has a maximum particle size of 1 inch, and has less than 5% by dry weight passing the US Standard No. 200 Sieve.

Floor slabs supported on a subgrade and base course prepared in accordance with the preceding recommendations may be designed using a modulus of subgrade reaction (k) of 125 pounds per cubic inch (pci).

3.4 Retaining Building Walls

The proposed adult pool may be up to 8 feet deep. The following recommendations are based on the assumption of flat conditions in front of and behind the wall and fully drained backfill. For unrestrained walls allowed to rotate at least 0.005H about the base, where H is the height of the wall, we recommend using an active earth pressure of 40 psf. Where walls are constrained against rotation, we recommend using an at-rest earth pressure equal to 50 psf. We recommend any retaining walls founded on native soil or compacted

structural fill be provided with adequate drainage and backfilled with clean, angular, crushed rock fill, in accordance with the recommendations provided in section 4.3.

For seismic loading, we recommend using an inverted triangular distribution (seismic surcharge) equivalent to 9H psf. Walls should be designed by applying the active earth pressure plus the seismic loading, or at-rest earth pressures, whichever is greater. If vertical surcharge loads, q, are present within 0.5H of the wall, a lateral surcharge of 0.3q (for walls allowed to rotate) and 0.5q (for restrained walls) should be applied as a uniform horizontal surcharge active over the full height of the wall. These values assume that the wall is vertical and the backfill behind the wall is horizontal. Seismic lateral earth pressures were computed using the Mononobe-Okabe equation. Recommended lateral earth pressure distributions are shown on Figure 3, Retaining Wall Earth Pressure Diagram. Additional lateral pressures due to surcharge loads can be estimated using the guidelines shown on Figure 4, Lateral Surcharge Detail.

Lateral loads can also be resisted by a passive resistance of 250 psf acting against embedded walls and foundations, and by friction acting on the base of spread footings or mats using a friction coefficient of 0.35.

3.4.1 Drainage

Recommended lateral earth pressures assume that walls are fully drained and no hydrostatic pressures develop. For cantilevered concrete walls, a minimum 2-foot-wide zone of free-draining material should be installed immediately behind the wall. A 4-inch diameter perforated drain pipe should be installed at the base of the drain rock and routed to a suitable discharge point approved by the civil engineer.

3.5 Seismic Design Considerations

3.5.1 Code-Based Seismic Design Parameters

The current seismic design criteria for this project are based on the 2018 International Building Code with State of Washington amendments. Based on subsurface conditions encountered at the site, Site Class D is appropriate for use in design. The seismic design criteria, in accordance with the 2018 IBC, are summarized in Table 3.

Table 3. 2018 IBC Seismic Design Parameters

Parameter	Short Period	1 Second
Maximum Credible Earthquake Spectral Acceleration	S_s = 0.41 g	S_1 = 0.14 g
Site Class	D	
Site Coefficient	F_a = 1.47	F_v = 2.32
Adjusted Spectral Acceleration	S_{MS} = 0.60 g	S_{M1} = 0.33 g
Design Spectral Response Acceleration Parameters	S_{DS} = 0.40 g	S_{D1} = 0.22 g

g= Acceleration due to gravity

3.5.2 Liquefaction Potential

Liquefaction is defined as a decrease in the shear resistance of loose, saturated, cohesionless soil (e.g., sand) or low plasticity silt soils, due to the buildup of excess pore pressures generated during an earthquake. This results in a temporary transformation of the soil deposit into a viscous fluid. Liquefaction can result in ground settlement, foundation bearing capacity failure, and lateral spreading of ground.

Based on a review of the Washington Division of Geology and Earth Resources, the adult pool and bungalows are shown as having a low to moderate liquefaction hazard. The proposed outbuilding is shown as having a

moderate to high liquefaction hazard. Based on the lack of groundwater encountered in our explorations as well as the presence of gravel at 7.5 feet under the proposed outbuilding, our current opinion is that the risk of structurally damaging liquefaction settlement at the site is low.

3.6 Temporary and Permanent Slopes

All temporary cut slopes should be excavated with a smooth-bucket excavator, with the slope surface repaired if disturbed. In addition, upslope surface runoff should be rerouted to not run down the face of the slopes. Equipment should not be allowed to induce vibration or infiltrate water above the slopes, and no surcharges are allowed within 25 feet of the slope crest.

Permanent cut and fill slopes up to 10 feet high can be inclined at 2H:1V in medium dense or better silty sand and sand or compacted structural fill. If slow seepage is present, use of a rock blanket or a suitably revegetated, reinforced erosion control blanket may be required. PBS should be consulted if seepage is present; additional erosion control measures, such as additional drainage elements, and/or flatter slopes, may also be required. Exposed soils that are soft or loose may also require these measures. Fill slopes should be over-built and cut back into compacted structural fill at the design inclination using a smooth-bucket excavator. Erosion control is critical to maintaining slopes.

3.7 Ground Moisture

3.7.1 General

The perimeter ground surface and hard-scape should be sloped to drain away from all structures and away from adjacent slopes. Gutters should be tight-lined to a suitable discharge and maintained as free-flowing. All crawl spaces should be adequately ventilated and sloped to drain to a suitable, exterior discharge.

3.7.2 Vapor Flow Retarder

A continuous, impervious barrier must be installed over the ground surface in the crawl space and under slabs of all structures. Barriers should be installed per the manufacturer's recommendations.

3.8 Slope Stability

The adult pool is proposed in the south lawn, adjacent to a slope approximately 50 feet in height. Slope stability is influenced by various factors including: (1) the geometry of the soil mass and subsurface materials, (2) the weight of materials overlying a potential failure surface, (3) the shear strength of soils along the failure surface, and (4) the hydrostatic pressure (groundwater levels) along the failure surface. The stability of a slope is expressed in terms of factor of safety (FS), which is defined as the ratio of resisting forces to driving forces. At equilibrium, the FS is equal to 1.0 and the driving forces are balanced by the resisting forces. Failure occurs when the driving forces exceed the resisting forces, i.e., when the FS is less than 1.0. An increase in the FS above 1.0, whether by increasing the resisting forces and/or decreasing the driving forces, reflects a corresponding increase in the stability of the mass. The actual FS may differ from the calculated FS due to uncertainty in soil strengths, subsurface geometry, failure surface location/orientation, groundwater levels, and other factors that are not completely known or understood. Our analyses and recommendations are based on the assumption that subsurface conditions within the slope are not significantly different from those encountered during field explorations.

PBS used the software Slide2 by Rocscience Inc. to analyze the static and seismic slope stability in the vicinity of the proposed adult pool. Slide2 uses the limit equilibrium method to estimate factors of safety of two-dimensional slope models. Completely drained conditions were assumed. PBS used Slide2 to determine the offset, behind which the static FS of the slope was greater than 1.5 and the seismic (pseudo-static) FS was

greater than 1.0. Figure 2 presents the locations of the two-dimensional sections analyzed. Figures 5 through 8 present the results of these analyses.

Based on these analyses, PBS recommends the adult pool be constructed at least 25 feet from the crest of the slope. The pool should be tight-lined, maintained regularly, and periodically inspected. Water shall not be permitted to intrude into the subsurface via a breach in the pool. When draining the pool for maintenance, winterization, or any other reason, water shall be conveyed to an appropriate discharge and not be allowed to enter site soils.

4 CONSTRUCTION RECOMMENDATIONS

4.1 Site Preparation

Construction of the proposed improvements will involve clearing and grubbing of the existing vegetation or demolition of possible existing structures. In vegetated areas, site stripping should include removing topsoil, roots, and other deleterious materials to a minimum depth of 12 inches bgs. Demolition should include removing existing pavement, utilities, etc., throughout the proposed new development. Underground utility lines or other abandoned structural elements should also be removed. The voids resulting from removal of foundations or loose soil in utility lines should be backfilled with compacted structural fill. The base of these excavations should be excavated to firm native subgrade before filling, with sides sloped at a minimum of 1H:1V to allow for uniform compaction. Materials generated during demolition should be transported off site or stockpiled in areas designated by the owner's representative.

4.1.1 Proofrolling/Subgrade Verification

Following site preparation and prior to placing aggregate base over shallow foundation, floor slab, and pavement subgrades, the exposed subgrade should be evaluated either by proofrolling or another method of subgrade verification. The subgrade should be proofrolled with a fully loaded dump truck or similar heavy, rubber-tire construction equipment to identify unsuitable areas. If evaluation of the subgrades occurs during wet conditions, or if proofrolling the subgrades will result in disturbance, they should be evaluated by PBS using a steel foundation probe. We recommend that PBS be retained to observe the proofrolling and perform the subgrade verifications. Unsuitable areas identified during the field evaluation should be compacted to a firm condition or be excavated and replaced with structural fill.

4.1.2 Wet/Freezing Weather and Wet Soil Conditions

Due to the presence of fine-grained silt in the near-surface materials at the site, construction equipment may have difficulty operating on the near-surface soils when the moisture content of the surface soil is more than a few percentage points above the optimum moisture required for compaction. Soils disturbed during site preparation activities, or unsuitable areas identified during proofrolling or probing, should be removed and replaced with compacted structural fill.

Site earthwork and subgrade preparation should not be completed during freezing conditions, except for mass excavation to the subgrade design elevations. We recommend the earthwork construction at the site be performed during the dry season.

Protection of the subgrade is the responsibility of the contractor. Construction of granular haul roads to the project site entrance may help reduce further damage to the pavement and disturbance of site soils. The actual thickness of haul roads and staging areas should be based on the contractors' approach to site development, and the amount and type of construction traffic. The imported granular material should be placed in one lift over the prepared undisturbed subgrade and compacted using a smooth-drum, non-vibratory roller. A geotextile fabric should be used to separate the subgrade from the imported granular material in areas of

repeated construction traffic. Depending on site conditions, the geotextile should meet Washington State Department of Transportation (WSDOT) SS 9-33.2 – Geosynthetic Properties for soil separation or stabilization. The geotextile should be installed in conformance with WSDOT SS 2-12.3 – Construction Geosynthetic (Construction Requirements) and, as applicable, WSDOT SS 2-12.3(2) – Separation or WSDOT SS 2-12.3(3) – Stabilization.

4.1.3 Compacting Test Pit Locations

The test pit excavations were backfilled using the excavator bucket and relatively minimal compactive effort; therefore, soft spots can be expected at these locations. We recommend that the relatively uncompacted soil be removed from the test pits to a depth of at least 3 feet below finished subgrade elevation in pavement areas and to full depth in building areas. The resulting excavation should be backfilled with structural fill.

4.2 Excavation

The near-surface soils at the site can be excavated with conventional earthwork equipment. Sloughing and caving should be anticipated. All excavations should be made in accordance with applicable Occupational Safety and Health Administration (OSHA) and state regulations. The contractor is solely responsible for adherence to the OSHA requirements. Trench cuts should stand relatively vertical to a depth of approximately 4 feet bgs, provided no groundwater seepage is present in the trench walls. Open excavation techniques may be used provided the excavation is configured in accordance with the OSHA requirements, groundwater seepage is not present, and with the understanding that some sloughing may occur. Trenches/excavations should be flattened if sloughing occurs or seepage is present. Use of a trench shield or other approved temporary shoring is recommended if vertical walls are desired for cuts deeper than 4 feet bgs.

4.3 Structural Fill

Structural fill should be placed over subgrade that has been prepared in conformance with the Site Preparation and Wet/Freezing Weather and Wet Soil Conditions sections of this report. Structural fill material should consist of relatively well-graded soil, or an approved rock product that is free of organic material and debris, and contains particles not greater than 4 inches nominal dimension.

The suitability of soil for use as compacted structural fill will depend on the gradation and moisture content of the soil when it is placed. As the amount of fines (material finer than the US Standard No. 200 Sieve) increases, soil becomes increasingly sensitive to small changes in moisture content and compaction becomes more difficult to achieve. Soils containing more than about 5% fines cannot consistently be compacted to a dense, non-yielding condition when the water content is significantly greater (or significantly less) than optimum.

If fill and excavated material will be placed on slopes steeper than 5H:1V, these must be keyed/benched into the existing slopes and installed in horizontal lifts. Vertical steps between benches should be approximately 2 feet.

4.3.1 On-Site Soil

On-site soils encountered in our explorations are generally suitable for placement as structural fill for mass grading to raise the site during moderate, dry weather when moisture contents can be maintained by air drying and/or addition of water. The fine-grained fraction of the site soils are moisture sensitive, and during wet weather, may become unworkable because of excess moisture content. In order to reduce moisture content, some aerating and drying of fine-grained soils may be required. The material should be placed in lifts with a maximum uncompacted thickness of approximately 8 inches and compacted to at least 92% of the maximum dry density, as determined by ASTM D1557 (modified proctor).

4.3.2 Imported Granular Materials

Imported granular material used during periods of wet weather or for haul roads, building pad subgrades, staging areas, etc., should be pit or quarry run rock, crushed rock, or crushed gravel and sand, and should meet the specifications provided in WSDOT SS 9-03.14(2) – Select Borrow. In addition, the imported granular material should be fairly well graded between coarse and fine, and of the fraction passing the US Standard No. 4 Sieve, less than 5% by dry weight should pass the US Standard No. 200 Sieve.

Imported granular material should be placed in lifts with a maximum uncompacted thickness of 9 inches and be compacted to not less than 95% of the maximum dry density, as determined by ASTM D1557.

4.3.3 Base Aggregate

Base aggregate for floor slabs and beneath pavements should be clean crushed rock or crushed gravel. The base aggregate should contain no deleterious materials, meet specifications provided in WSDOT SS 9-03.9(3) – Crushed Surfacing Base Course, and have less than 5% (by dry weight) passing the US Standard No. 200 Sieve. The imported granular material should be placed in one lift and compacted to at least 95% of the maximum dry density, as determined by ASTM D1557.

4.3.4 Foundation Base Aggregate

Imported granular material placed at the base of excavations for spread footings, slabs-on-grade, and other below-grade structures should be clean, crushed rock or crushed gravel and sand that is fairly well graded between coarse and fine. The granular materials should contain no deleterious materials, have a maximum particle size of 1½ inch, and meet WSDOT SS 9-03.12(1)A – Gravel Backfill for Foundations (Class A). The imported granular material should be placed in one lift and compacted to not less than 95% of the maximum dry density, as determined by ASTM D1557.

4.3.5 Trench Backfill

Trench backfill placed beneath, adjacent to, and for at least 2 feet above utility lines (i.e., the pipe zone) should consist of well-graded granular material with a maximum particle size of 1 inch and less than 10% by dry weight passing the US Standard No. 200 Sieve, and should meet the standards prescribed by WSDOT SS 9-03.12(3) – Gravel Backfill for Pipe Zone Bedding. The pipe zone backfill should be compacted to at least 90% of the maximum dry density as determined by ASTM D1557, or as required by the pipe manufacturer or local building department.

Within pavement areas or beneath building pads, the remainder of the trench backfill should consist of well-graded granular material with a maximum particle size of 1½ inches, less than 10% by dry weight passing the US Standard No. 200 Sieve, and should meet standards prescribed by WSDOT SS 9-03.19 – Bank Run Gravel for Trench Backfill. This material should be compacted to at least 92% of the maximum dry density, as determined by ASTM D1557, or as required by the pipe manufacturer or local building department. The upper 2 feet of the trench backfill should be compacted to at least 95% of the maximum dry density, as determined by ASTM D1557.

Outside of structural improvement areas (e.g., roadway alignments or building pads), trench backfill placed above the pipe zone should consist of excavated material free of wood waste, debris, clods, or rocks greater than 6 inches in diameter and meet WSDOT SS 9-03.14 – Borrow and WSDOT SS 9-03.15 – Native Material for Trench Backfill. This general trench backfill should be compacted to at least 90% of the maximum dry density, as determined by ASTM D1557, or as required by the pipe manufacturer or local building department.

4.3.6 Stabilization Material

Stabilization rock should consist of pit or quarry run rock that is well-graded, angular, crushed rock consisting of 4- or 6-inch-minus material with less than 5% passing the US Standard No. 4 Sieve. The material should be free of organic matter and other deleterious material. WSDOT SS 9-13.1(5) – Quarry Spalls can be used as a general specification for this material with the stipulation of limiting the maximum size to 6 inches.

5 ADDITIONAL SERVICES AND CONSTRUCTION OBSERVATIONS

In most cases, other services beyond completion of a final geotechnical engineering report are necessary or desirable to complete the project. Occasionally, conditions or circumstances arise that require additional work that was not anticipated when the geotechnical report was written. PBS offers a range of environmental, geological, geotechnical, and construction services to suit the varying needs of our clients.

PBS should be retained to review the plans and specifications for this project before they are finalized. Such a review allows us to verify that our recommendations and concerns have been adequately addressed in the design.

Satisfactory earthwork performance depends on the quality of construction. Sufficient observation of the contractor's activities is a key part of determining that the work is completed in accordance with the construction drawings and specifications. We recommend that PBS be retained to observe general excavation, stripping, fill placement, footing subgrades, and/or pile installation. Subsurface conditions observed during construction should be compared with those encountered during the subsurface explorations. Recognition of changed conditions requires experience; therefore, qualified personnel should visit the site with sufficient frequency to detect whether subsurface conditions change significantly from those anticipated.

6 LIMITATIONS

This report has been prepared for the exclusive use of the addressee, and their architects and engineers, for aiding in the design and construction of the proposed development and is not to be relied upon by other parties. It is not to be photographed, photocopied, or similarly reproduced, in total or in part, without express written consent of the client and PBS. It is the addressee's responsibility to provide this report to the appropriate design professionals, building officials, and contractors to ensure correct implementation of the recommendations.

The opinions, comments, and conclusions presented in this report are based upon information derived from our literature review, field explorations, laboratory testing, and engineering analyses. It is possible that soil, rock, or groundwater conditions could vary between or beyond the points explored. If soil, rock, or groundwater conditions are encountered during construction that differ from those described herein, the client is responsible for ensuring that PBS is notified immediately so that we may reevaluate the recommendations of this report.

Unanticipated fill, soil and rock conditions, and seasonal soil moisture and groundwater variations are commonly encountered and cannot be fully determined by merely taking soil samples or completing explorations such as soil borings or test pits. Such variations may result in changes to our recommendations and may require additional funds for expenses to attain a properly constructed project; therefore, we recommend a contingency fund to accommodate such potential extra costs.

The scope of work for this subsurface exploration and geotechnical report did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or groundwater at this site.

If there is a substantial lapse of time between the submission of this report and the start of work at the site, if conditions have changed due to natural causes or construction operations at or adjacent to the site, or if the basic project scheme is significantly modified from that assumed, this report should be reviewed to determine the applicability of the conclusions and recommendations presented herein. Land use, site conditions (both on and off site), or other factors may change over time and could materially affect our findings; therefore, this report should not be relied upon after three years from its issue, or in the event that the site conditions change.

7 REFERENCES

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Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

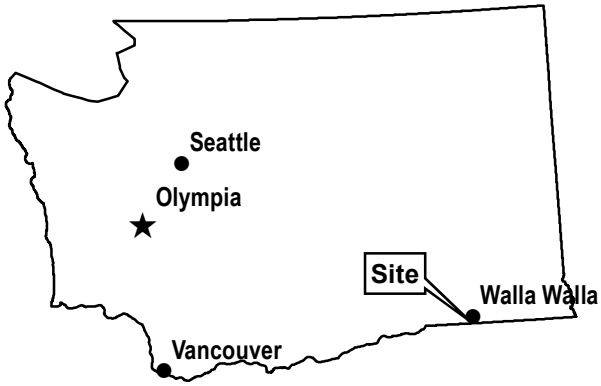
Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration*** by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

Figures



VICINITY MAP

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

DATE: JAN 2022 · PROJECT: 67881.000

PBS

FIGURE
1

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EXPLANATION

- <all other values>
- B-1 - Boring name and approximate location
- TP-1 - Test pit name and approximate location
- TP-3 - Test pit name and approximate location with infiltration test
- A-A' - Slope stability profile name and approximate location
- 5-foot elevation contour (NAVD88)

SOURCES: Google Earth 2019; elevation contours and slope stability profiles derived from WADNR LiDAR.

1 inch = 200 feet

0 100 200 Feet 400

SITE PLAN

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

DATE: JAN 2022 · PROJECT: 67881.000

PBS

FIGURE 2

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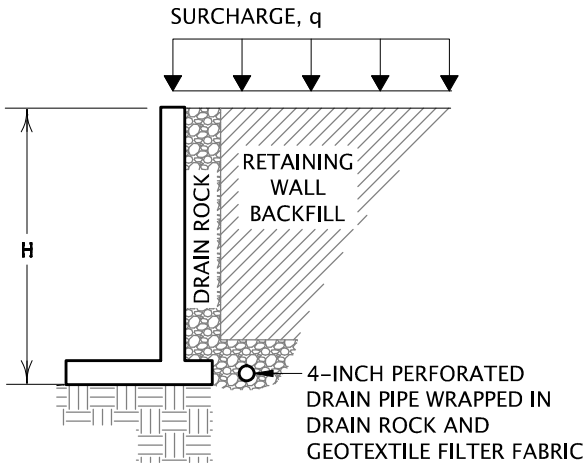
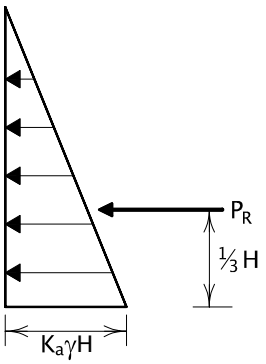


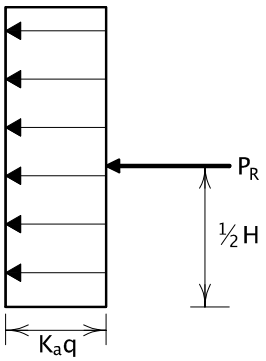
PARAMETER	VALUE
K_a	0.36
K_o	0.43
ΔK_{ae}	0.075
γ	110 pcf

ACTIVE EARTH PRESSURE



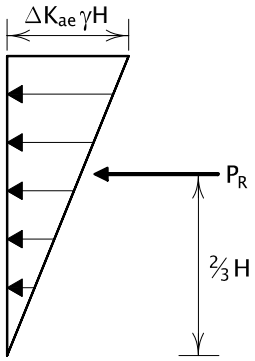
$$P_R = K_a \gamma \frac{H^2}{2}$$

SURCHARGE PRESSURE (ACTIVE)



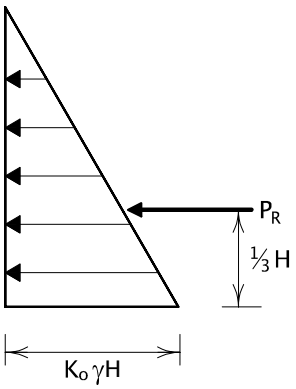
$$P_R = K_a\, q\, H$$

SEISMIC SURCHARGE PRESSURE



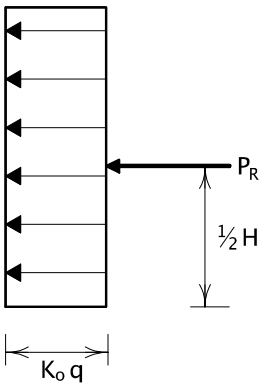
$$P_R = \Delta K_{ae} \gamma \frac{H^2}{2}$$

AT-REST EARTH PRESSURE



$$P_R = K_o \gamma \frac{H^2}{2}$$

SURCHARGE PRESSURE (AT-REST)

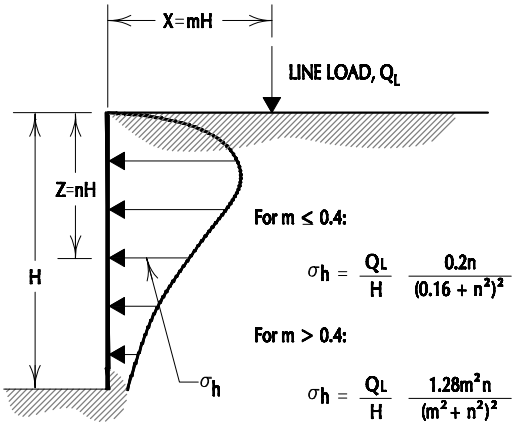


$$P_R = K_o\, q\, H$$

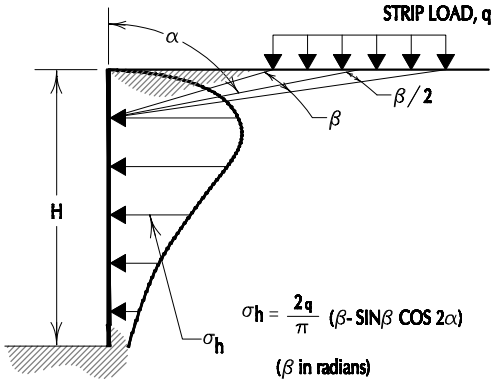
RETAINING WALL EARTH PRESSURE DIAGRAM

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

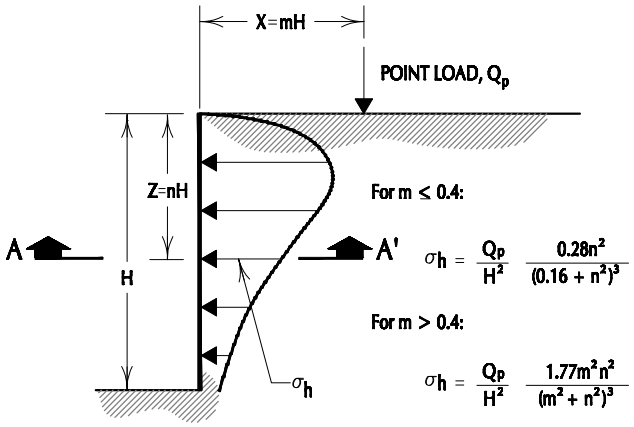
JAN 2022
67881.000
FIGURE
3

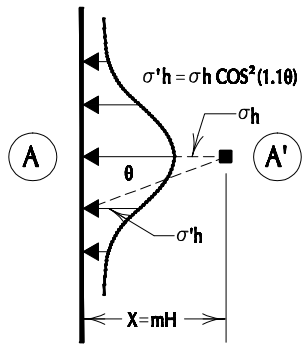


LINE LOAD PARALLEL TO WALL



STRIP LOAD PARALLEL TO WALL





DISTRIBUTION OF HORIZONTAL PRESSURES

VERTICAL POINT LOAD

NOTES:

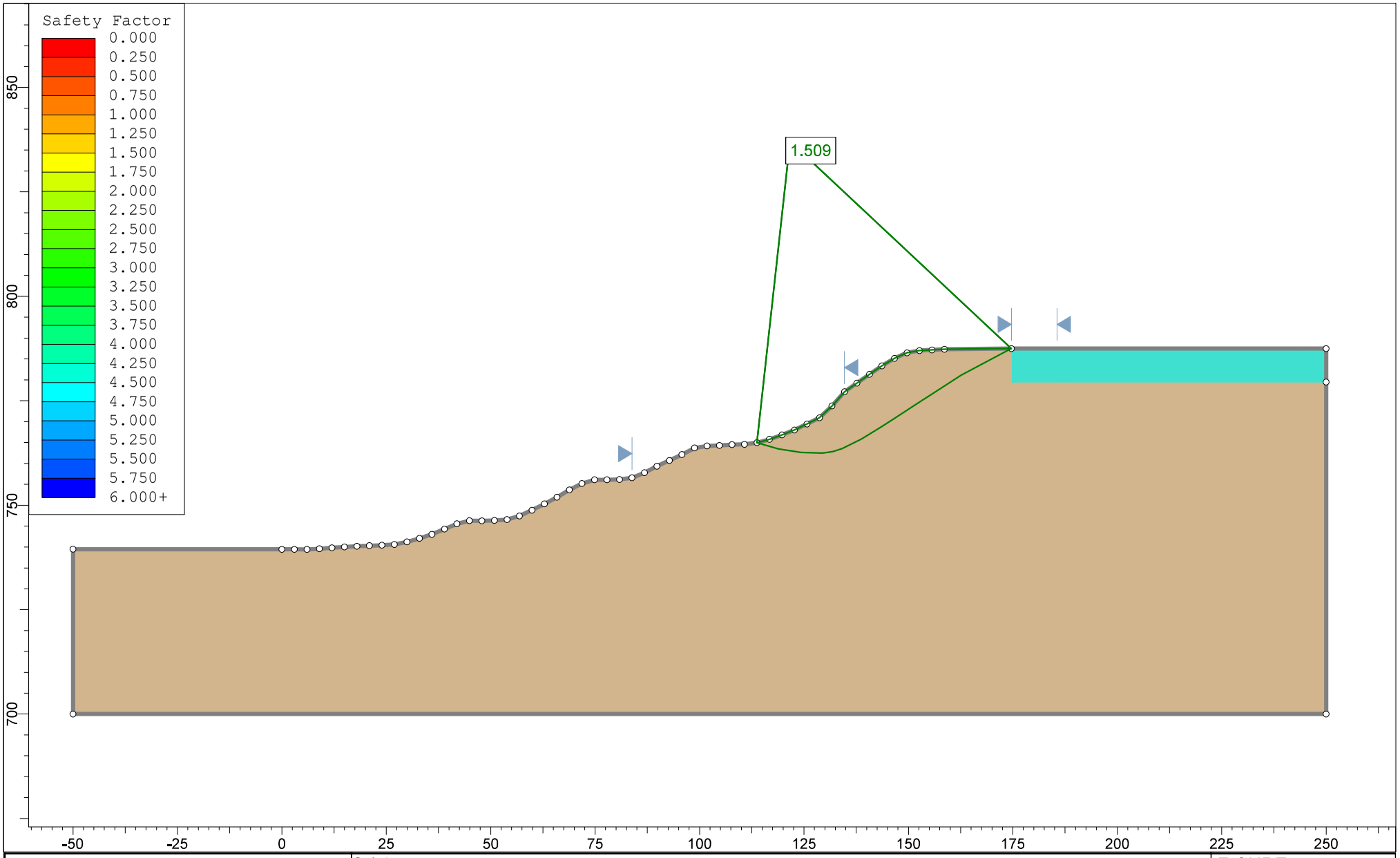
1. THESE GUIDELINES APPLY TO RIGID WALLS WITH POISSON'S RATIO ASSUMED TO BE 0.5 FOR BACKFILL MATERIALS.
2. LATERAL PRESSURES FROM ANY COMBINATION OF ABOVE LOADS MAY BE DETERMINED BY THE PRINCIPLE OF SUPERPOSITION.

PBS

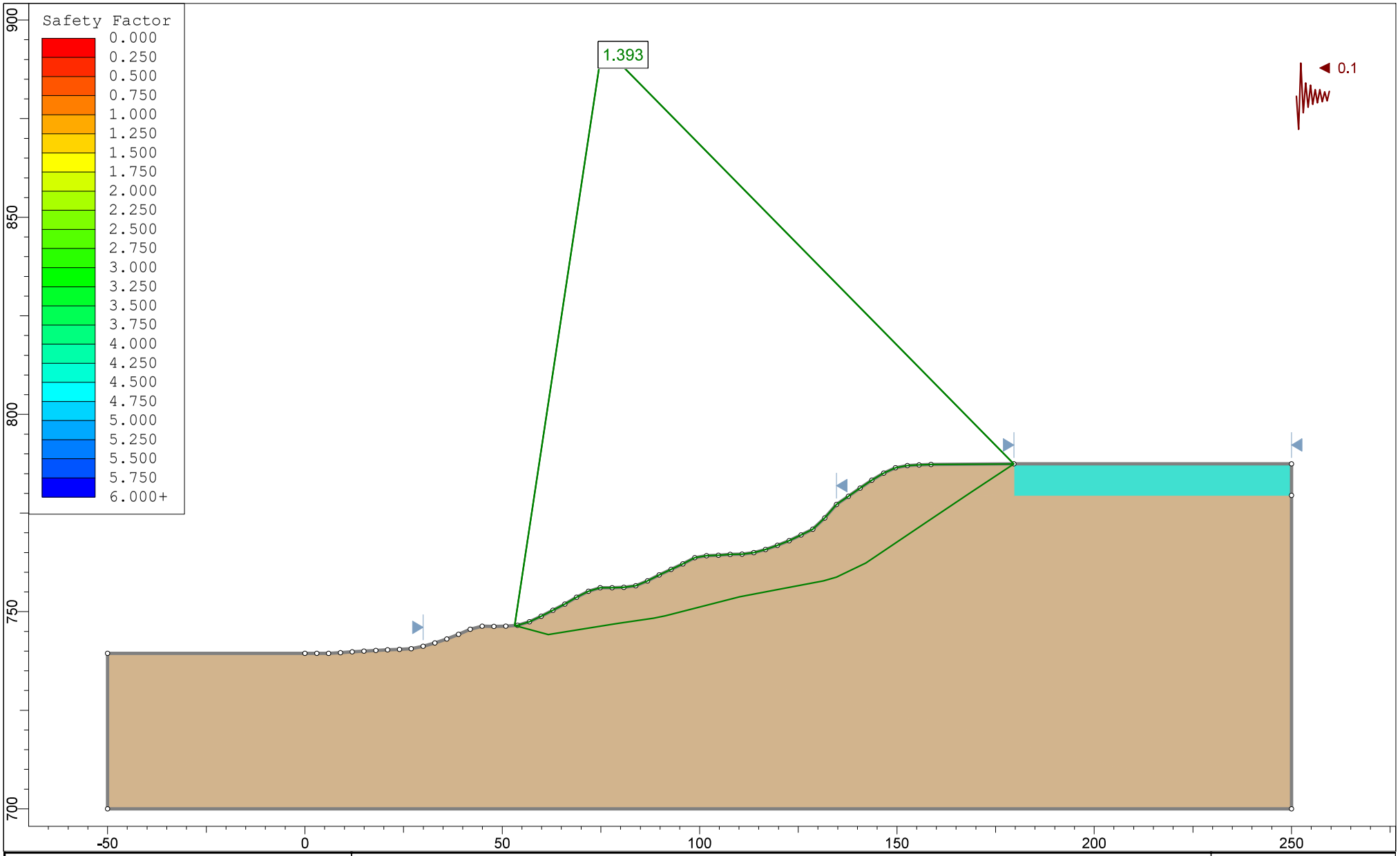
LATERAL SURCHARGE DETAIL

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

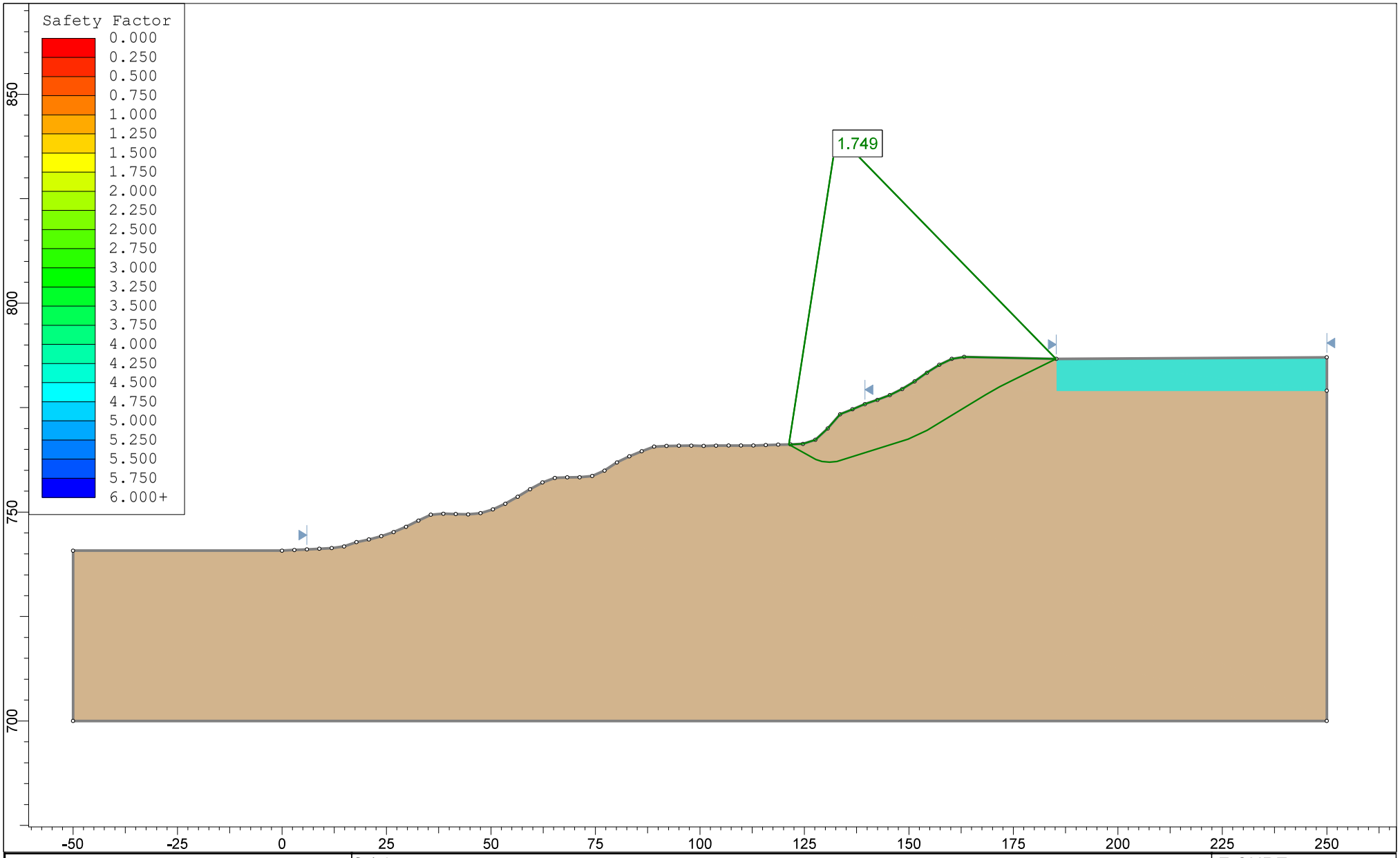
JAN 2022
67881.000
FIGURE
4



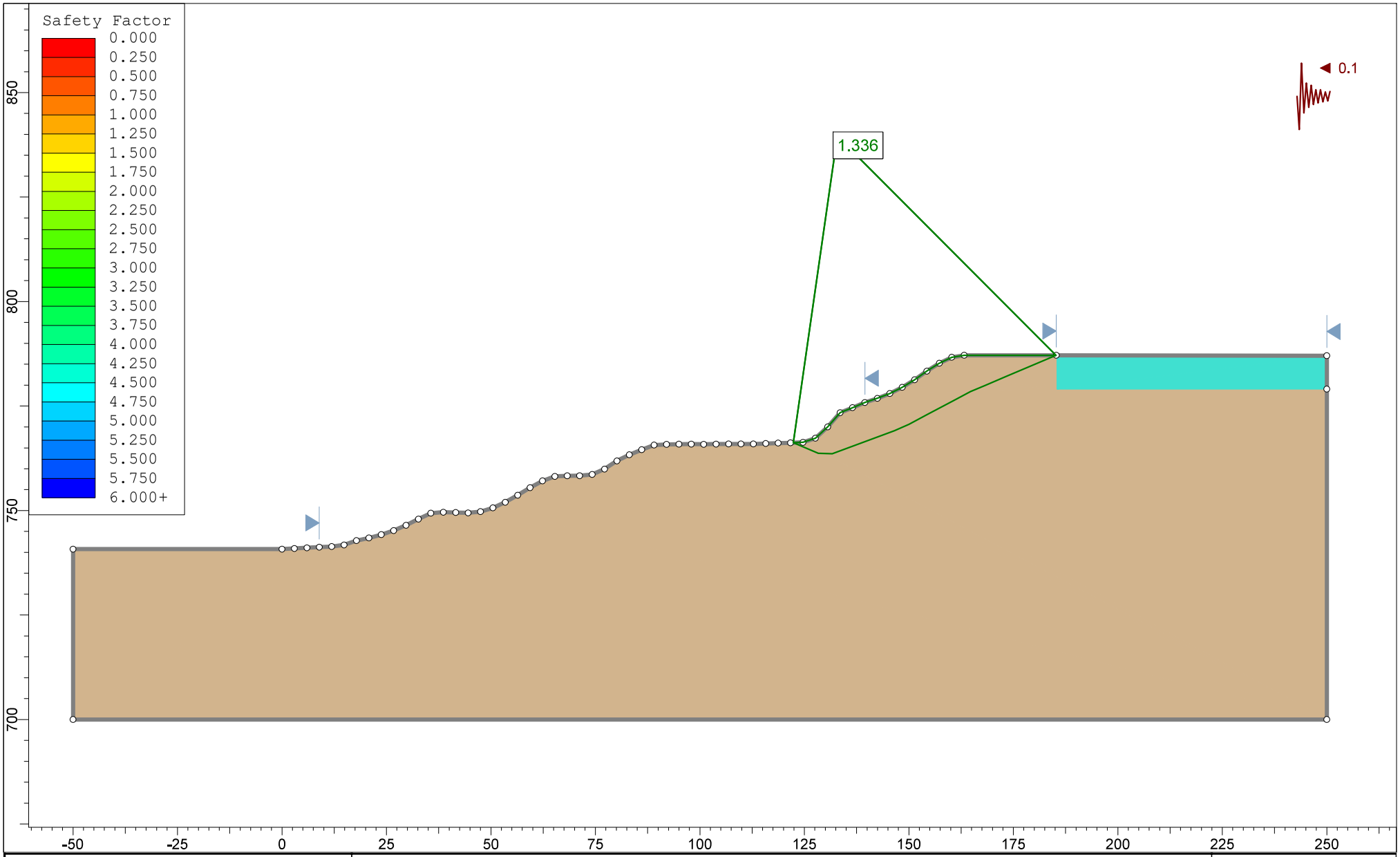
PBS	Project: SLIDE - An Interactive Slope Stability Program	FIGURE: 5
	Analysis Description: Section 1, Static	
	Drawn By: CN	Company: PBS Engineering and Environmental Inc.
	Date: 12/30/2021, 3:43:50 PM	File Name: Section1_EntryExit_Pool.slim



PBS	Project: SLIDE - An Interactive Slope Stability Program	FIGURE: 6
	Analysis Description: Section 1, Pseudostatic	
	Drawn By: CN	Company: PBS Engineering and Environmental Inc.
	Date: 12/30/2021, 3:43:50 PM	File Name: Section1_EntryExit_Pool_Seismic.slim



PBS	Project: SLIDE - An Interactive Slope Stability Program	FIGURE: 7
	Analysis Description: Section 2, Static	
	Drawn By: CN	Company: PBS Engineering and Environmental Inc.
	Date: 12/30/2021, 3:43:50 PM	File Name: Section2_EntryExit_Pool.slim



PBS	Project: SLIDE - An Interactive Slope Stability Program	FIGURE: 8
	Analysis Description: Section 2, Pseudostatic	
	Drawn By: CN	Company: PBS Engineering and Environmental Inc.
	Date: 12/30/2021, 3:43:50 PM	File Name: Section2_EntryExit_Pool_Seismic.slim

Appendix A
Field Explorations

Appendix A: Field Explorations

A1 GENERAL

PBS explored subsurface conditions at the project site by advancing two borings to depths of approximately 51.5 feet bgs on December 21 and December 22, 2021. PBS also explored subsurface conditions at the project site by excavating eight test pits to depths of up to 10 feet bgs on November 17, 2021. The approximate locations of the explorations are shown on Figure 2, Site Plan. The procedures used to advance the borings and test pits, collect samples, and other field techniques are described in detail in the following paragraphs. Unless otherwise noted, all soil sampling and classification procedures followed engineering practices in general accordance with relevant ASTM procedures. "General accordance" means that certain local drilling/excavation and descriptive practices and methodologies have been followed.

A2 BORINGS

A2.1 Drilling

Borings were advanced using a truck-mounted CME-75 drill rig provided and operated by Holt Services, Inc., of Vancouver, Washington, using mud rotary drilling techniques. The borings were observed by a member of the PBS geotechnical staff, who maintained a detailed log of the subsurface conditions and materials encountered during the course of the work.

A2.2 Sampling

Disturbed soil samples were taken in the borings at selected depth intervals. The samples were obtained using a standard 2-inch outside diameter, split-spoon sampler following procedures prescribed for the standard penetration test (SPT). Using the SPT, the sampler is driven 18 inches into the soil using a 140-pound hammer dropped 30 inches. The number of blows required to drive the sampler the last 12 inches is defined as the standard penetration resistance (N-value). The N-value provides a measure of the relative density of granular soils such as sands and gravels, and the consistency of cohesive soils such as clays and plastic silts. The disturbed soil samples were examined by a member of the PBS geotechnical staff and then sealed in plastic bags for further examination and physical testing in our laboratory.

A2.3 Boring Logs

The boring logs show the various types of materials that were encountered in the borings and the depths where the materials and/or characteristics of these materials changed, although the changes may be gradual. Where material types and descriptions changed between samples, the contacts were interpreted. The types of samples taken during drilling, along with their sample identification number, are shown to the right of the classification of materials. The N-values and natural water (moisture) contents are shown farther to the right.

A3 TEST PITS

A3.1 Excavation

Test pits were excavated using a Kubota KX057-5 excavator equipped with a 24-inch-wide, toothed bucket provided and operated by Yellowhawk Resort and Sparkling House. The test pits were observed by a member of the PBS geotechnical staff, who maintained a detailed log of the subsurface conditions and materials encountered during the course of the work.

A3.2 Sampling

Representative disturbed samples were taken at selected depths in the test pits. The disturbed soil samples were examined by a member of the PBS geotechnical staff and sealed in plastic bags for further examination.

A3.3 Test Pit Logs

The test pit logs show the various types of materials that were encountered in the excavations and the depths where the materials and/or characteristics of these materials changed, although the changes may be gradual. Where material types and descriptions changed between samples, the contacts were interpreted. The types of samples taken during excavation, along with their sample identification number, are shown to the right of the classification of materials. The natural water (moisture) contents are shown farther to the right. Measured seepage levels, if observed, are noted in the column to the right.

A4 MATERIAL DESCRIPTION

Initially, samples were classified visually in the field. Consistency, color, relative moisture, degree of plasticity, and other distinguishing characteristics of the soil samples were noted. Afterward, the samples were reexamined in the PBS laboratory, various standard classification tests were conducted, and the field classifications were modified where necessary. The terminology used in the soil classifications and other modifiers are defined in Table A-1, Terminology Used to Describe Soil.

Table A-1
Terminology Used to Describe Soil

Soil Descriptions

Soils exist in mixtures with varying proportions of components. The predominant soil, i.e., greater than 50 percent based on total dry weight, is the primary soil type and is capitalized in our log descriptions (SAND, GRAVEL, SILT, or CLAY). Smaller percentages of other constituents in the soil mixture are indicated by use of modifier words in general accordance with the ASTM D2488-06 Visual-Manual Procedure. "General Accordance" means that certain local and common descriptive practices may have been followed. In accordance with ASTM D2488-06, group symbols (such as GP or CH) are applied on the portion of soil passing the 3-inch (75mm) sieve based on visual examination. The following describes the use of soil names and modifying terms used to describe fine- and coarse-grained soils.

Fine-Grained Soils (50% or greater fines passing 0.075 mm, No. 200 sieve)
The primary soil type, i.e., SILT or CLAY is designated through visual-manual procedures to evaluate soil toughness, dilatency, dry strength, and plasticity. The following outlines the terminology used to describe fine-grained soils, and varies from ASTM D2488 terminology in the use of some common terms.

Primary soil NAME, Symbols, and Adjectives			Plasticity Description	Plasticity Index (PI)
SILT (ML & MH)	**CLAY (CL & CH)**	**ORGANIC SOIL (OL & OH)**		
SILT		Organic SILT	Non-plastic	0 – 3
SILT		Organic SILT	Low plasticity	4 – 10
SILT/Elastic SILT	Lean CLAY	Organic SILT/ Organic CLAY	Medium Plasticity	10 – 20
Elastic SILT	Lean/Fat CLAY	Organic CLAY	High Plasticity	20 – 40
Elastic SILT	Fat CLAY	Organic CLAY	Very Plastic	>40

Modifying terms describing secondary constituents, estimated to 5 percent increments, are applied as follows:

Description	% Composition	
With Sand	% Sand ≥ % Gravel	15% to 25% plus No. 200
With Gravel	% Sand < % Gravel	
Sandy	% Sand ≥ % Gravel	≤30% to 50% plus No. 200
Gravelly	% Sand < % Gravel	

Borderline Symbols, for example CH/MH, are used when soils are not distinctly in one category or when variable soil units contain more than one soil type. **Dual Symbols,** for example CL-ML, are used when two symbols are required in accordance with ASTM D2488.

Soil Consistency terms are applied to fine-grained, plastic soils (i.e., PI ≥ 7). Descriptive terms are based on direct measure or correlation to the Standard Penetration Test N-value as determined by ASTM D1586-84, as follows. SILT soils with low to non-plastic behavior (i.e., PI < 7) may be classified using relative density.

Consistency Term	SPT N-value	Unconfined Compressive Strength	
		tsf	kPa
Very soft	Less than 2	Less than 0.25	Less than 24
Soft	2 – 4	0.25 – 0.5	24 – 48
Medium stiff	5 – 8	0.5 – 1.0	48 – 96
Stiff	9 – 15	1.0 – 2.0	96 – 192
Very stiff	16 – 30	2.0 – 4.0	192 – 383
Hard	Over 30	Over 4.0	Over 383

Soil Descriptions

Coarse - Grained Soils (less than 50% fines)

Coarse-grained soil descriptions, i.e., SAND or GRAVEL, are based on the portion of materials passing a 3-inch (75mm) sieve. Coarse-grained soil group symbols are applied in accordance with ASTM D2488-06 based on the degree of grading, or distribution of grain sizes of the soil. For example, well-graded sand containing a wide range of grain sizes is designated SW; poorly graded gravel, GP, contains high percentages of only certain grain sizes. Terms applied to grain sizes follow.

Material NAME	Particle Diameter	
	Inches	Millimeters
SAND (SW or SP)	0.003 – 0.19	0.075 – 4.8
GRAVEL (GW or GP)	0.19 – 3	4.8 – 75
Additional Constituents:		
Cobble	3 – 12	75 – 300
Boulder	12 – 120	300 – 3050

The primary soil type is capitalized, and the fines content in the soil are described as indicated by the following examples. Percentages are based on estimating amounts of fines, sand, and gravel to the nearest 5 percent. Other soil mixtures will have similar descriptive names.

Example: Coarse-Grained Soil Descriptions with Fines

>5% to < 15% fines (Dual Symbols)	≥15% to < 50% fines
Well graded GRAVEL with silt: GW-GM	Silty GRAVEL: GM
Poorly graded SAND with clay: SP-SC	Silty SAND: SM

Additional descriptive terminology applied to coarse-grained soils follow.

Example: Coarse-Grained Soil Descriptions with Other Coarse-Grained Constituents

Coarse-Grained Soil Containing Secondary Constituents	
With sand or with gravel	≥ 15% sand or gravel
With cobbles; with boulders	Any amount of cobbles or boulders.

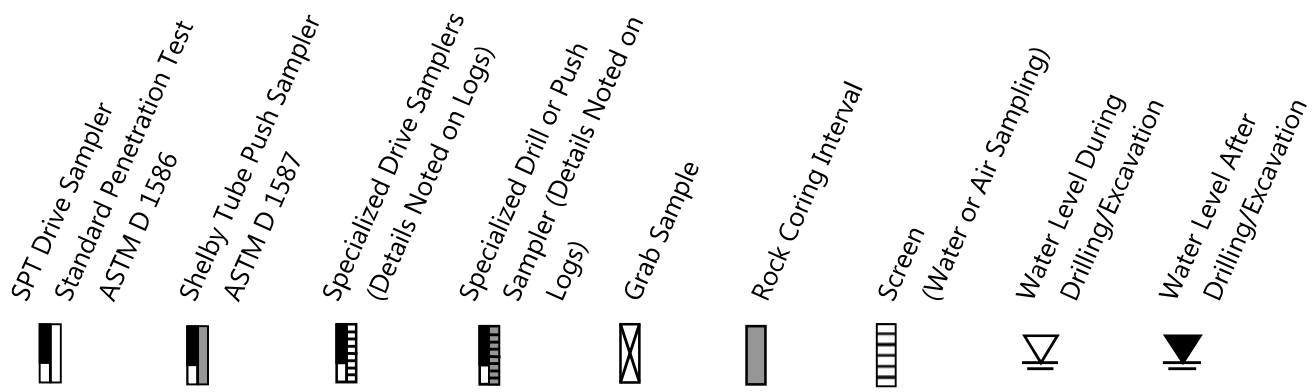
Cobble and boulder deposits may include a description of the matrix soils, as defined above.

Relative Density terms are applied to granular, non-plastic soils based on direct measure or correlation to the Standard Penetration Test N-value as determined by ASTM D1586-84.

Relative Density Term	SPT N-value
Very loose	0 – 4
Loose	5 – 10
Medium dense	11 – 30
Dense	31 – 50
Very dense	> 50

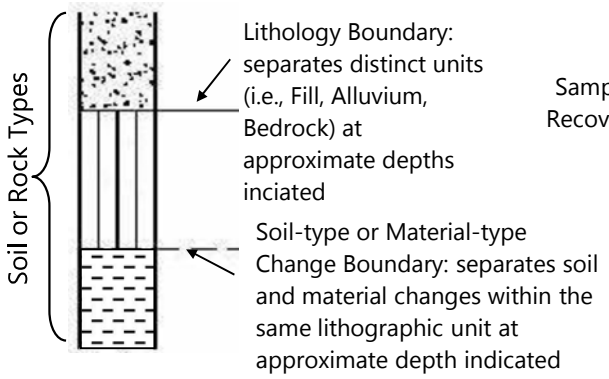
Table A-2
Key To Test Pit and Boring Log Symbols

SAMPLING DESCRIPTIONS

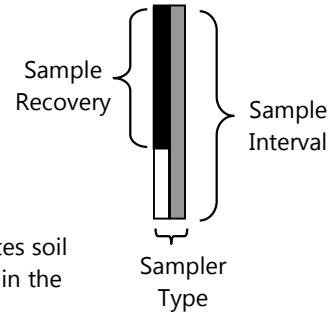


LOG GRAPHICS

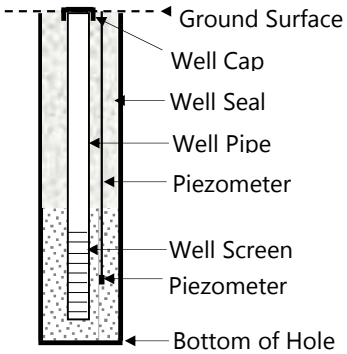
Soil and Rock



Sampling Symbols



Instrumentation Detail



Geotechnical Testing Acronym Explanations

PP	Pocket Penetrometer	HYD	Hydrometer Gradation
TOR	Torvane	SIEV	Sieve Gradation
DCP	Dynamic Cone Penetrometer	DS	Direct Shear
ATT	Atterberg Limits	DD	Dry Density
PL	Plasticity Limit	CBR	California Bearing Ratio
LL	Liquid Limit	RES	Resilient Modulus
PI	Plasticity Index	VS	Vane Shear
P200	Percent Passing US Standard No. 200 Sieve	bgs	Below ground surface
OC	Organic Content	MSL	Mean Sea Level
CON	Consolidation	HCL	Hydrochloric Acid
UC	Unconfined Compressive Strength		

Details of soil and rock classification systems are available on request.

PBS

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

BORING B-1

APPROX. BORING B-1 LOCATION:
(See Site Plan)
Lat: 46.01728 Long: -118.39652

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	DEPTH	TESTING	SAMPLE TYPE / SAMPLE ID	UNCORRECTED N-VALUE / DYNAMIC CONE PENETROMETER / MOISTURE CONTENT % / RQD% / CORE REC%	INSTALLATION AND COMMENTS
0.0		Soft, brown SILT (ML); low plasticity; moist	0.0				Surface Conditions: Grass
2.0					S-1	4	No recovery
4.0							
6.0					S-2	4	
8.0		becomes stiff			S-3	9	
10.0					S-4	12	No recovery
12.0							
14.0							
16.0		becomes very stiff		ATT	S-5	27	LL = 24 PL = 22 PI = 2
18.0							
20.0		becomes hard			S-6	32	No recovery
22.0							
24.0							
26.0		becomes very stiff			S-7	29	
28.0							
30.0							

NOTE: Lines representing the interface between soil/rock units of differing description are approximate only, inferred where between samples, and may indicate gradual transition.

0 50 100

DRILLING METHOD: Mud Rotary - Tricone
DRILLED BY: Holt Services, Inc.
LOGGED BY: C. Nealey

BIT DIAMETER: 5 7/8 inches
HAMMER EFFICIENCY PERCENT:
LOGGING COMPLETED: 12/21/2021

FIGURE A1

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

BORING B-1
(continued)

APPROX. BORING B-1 LOCATION:
(See Site Plan)
Lat: 46.01728 Long: -118.39652

DEPTH FEET	MATERIAL DESCRIPTION	DEPTH	TESTING	SAMPLE TYPE / SAMPLE ID	INSTALLATION AND COMMENTS
30.0	Hard, brown, sandy SILT (ML); low plasticity; fine sand; moist	30.0	P200	S-8	P200 = 63%
35.0	Hard, brown SILT (ML); low plasticity; moist	35.0		S-9	
40.0	weak cementation			S-10	
45.0				S-11	
50.0	no cementation		P200 ATT	S-12	P200 = 95% LL = 27 PL = 23 PI = 4
51.5	Final depth 51.5 feet bgs; boring backfilled with bentonite. Groundwater not measured due to mud rotary drilling.	51.5			

NOTE: Lines representing the interface between soil/rock units of differing description are approximate only, inferred where between samples, and may indicate gradual transition.

▲ UNCORRECTED N-VALUE
◆ DYNAMIC CONE PENETROMETER
● MOISTURE CONTENT %
RQD% CORE REC%

0 50 100

49 60 44 72 40

Surface Conditions: Grass

DRILLING METHOD: Mud Rotary - Tricone
DRILLED BY: Holt Services, Inc.
LOGGED BY: C. Nealey

BIT DIAMETER: 5 7/8 inches
HAMMER EFFICIENCY PERCENT:
LOGGING COMPLETED: 12/21/2021

FIGURE A1
Page 2 of 2

BORING LOG 67881.000 B1-2_TP1-8 20212228.GPJ PBS_DATATMPL_GEO.GDT PRINT DATE: 1/12/22 RPG

PBS

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

BORING B-2

APPROX. BORING B-2 LOCATION:
(See Site Plan)
Lat: 46.01728 Long: -118.39626

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	DEPTH	TESTING	SAMPLE TYPE SAMPLE ID	UNCORRECTED N-VALUE / DYNAMIC CONE PENETROMETER / MOISTURE CONTENT % / RQD% / CORE REC%	INSTALLATION AND COMMENTS
0.0		Soft, brown SILT (ML); low plasticity; moist	0.0				Surface Conditions: Grass
2.0					S-1	4	
4.0		becomes medium stiff			S-2	8	3-inch sampler
6.0							
8.0					S-3	7	3-inch sampler; no recovery
10.0		becomes soft			S-4	5	3-inch sampler
12.0		Loose, gray, poorly graded GRAVEL (GP); coarse, rounded gravel; moist	11.0 11.3				
		Soft, brown SILT (ML); low plasticity; moist					
14.0		becomes medium stiff			S-5	5	
16.0							
18.0							
20.0		Very stiff, brown, SILT (ML) with sand; low plasticity; fine sand; moist	20.0		S-6	26	
22.0							
24.0		becomes hard		P200	S-7	39	P200 = 82%
26.0							
28.0							
30.0							

0 50 100

BORING LOG 67881.000 B1-2 TP1-8 20212228.GPJ PBS_DATATMPL_GEO.GDT PRINT DATE: 1/12/22 RPG

DRILLING METHOD: Mud Rotary - Tricone
DRILLED BY: Holt Services, Inc.
LOGGED BY: C. Nealey

BIT DIAMETER: 5 7/8 inches
HAMMER EFFICIENCY PERCENT:
LOGGING COMPLETED: 12/21/2021

FIGURE A2

PBS

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

BORING B-2
(continued)

APPROX. BORING B-2 LOCATION:
(See Site Plan)
Lat: 46.01728 Long: -118.39626

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	DEPTH	TESTING	SAMPLE TYPE / SAMPLE ID	UNCORRECTED N-VALUE / DYNAMIC CONE PENETROMETER / MOISTURE CONTENT % / RQD% / CORE REC% (0 50 100)	INSTALLATION AND COMMENTS
30.0		NOTE: Lines representing the interface between soil/rock units of differing description are approximate only, inferred where between samples, and may indicate gradual transition.					Surface Conditions: Grass
		Hard, brown SILT (ML) with sand; low plasticity; fine sand; moist	30.0		S-8	38	
32.0							
34.0		moderate cementation			S-9	40	
36.0							
38.0							
40.0		no cementation			S-10	65	
42.0							
44.0							
		Hard, brown SILT (ML); low plasticity; moist	45.0		S-11	85	
46.0							
48.0							
50.0				P200	S-12	81	P200 = 92%
		Final depth 51.5 feet bgs; boring backfilled with bentonite. Groundwater not measured due to mud rotary drilling.	51.5				
52.0							
54.0							
56.0							
58.0							
60.0							

BORING LOG 67881.000 B1-2_TP1-8 20212228.GPJ PBS_DATATMPL_GEO.GDT PRINT DATE: 1/12/22 RPG

DRILLING METHOD: Mud Rotary - Tricone
DRILLED BY: Holt Services, Inc.
LOGGED BY: C. Nealey

BIT DIAMETER: 5 7/8 inches
HAMMER EFFICIENCY PERCENT:
LOGGING COMPLETED: 12/21/2021

FIGURE A2

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

TEST PIT TP-1

APPROX. TEST PIT TP-1 LOCATION:
(See Site Plan)

Lat: 46.01821 Long: -118.39455

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	DEPTH	TESTING	SAMPLE TYPE SAMPLE ID	DYNAMIC CONE PENETROMETER / STATIC PENETROMETER / MOISTURE CONTENT % (0 50 100)	COMMENTS
0.0		Stiff, brown SILT (ML); low plasticity; weak cementation; moist	0.0				Surface Conditions: Vinyard
		becomes dry			S-1		
2.0		fine roots to 3 feet bgs					
4.0				DCP	S-2	12	
6.0							
8.0		Final depth 8.0 feet bgs; test pit backfilled with excavated material to existing ground surface.	8.0		S-3		
10.0							
12.0							
14.0							

LOGGED BY: C. Nealey
COMPLETED: 11/17/2021

EXCAVATED BY: Client
EXCAVATION METHOD: Kubota KX057

FIGURE A3
Page 1 of 1

TEST PIT LOG - 1 PER PAGE 67881.000_B1-2_TP1-8_2021228.GPJ PBS_DATATMPL_GEO.GDT PRINT DATE: 1/12/22:RPG

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

TEST PIT TP-2

PBS PROJECT NUMBER:
67881.000

APPROX. TEST PIT TP-2 LOCATION:
(See Site Plan)

Lat: 46.01865 Long: -118.39407

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION Lines representing the interface between soil/rock units of differing description are approximate only, inferred where between samples, and may indicate gradual transition.	DEPTH	TESTING	SAMPLE TYPE SAMPLE ID	DYNAMIC CONE PENETROMETER STATIC PENETROMETER MOISTURE CONTENT %	COMMENTS
0.0		Soft, brown SILT (ML); low plasticity; weak cementation; moist	0.0			0 50 100	Surface Conditions: Vinyard
2.0		becomes dry			S-1		
		fine roots to 3 feet bgs					
4.0				DCP	S-2	4	
6.0		caliche nodules					
8.0		Final depth 8.0 feet bgs; test pit backfilled with excavated material to existing ground surface.	8.0				
10.0							
12.0							
14.0						0 50 100	

LOGGED BY: C. Nealey
COMPLETED: 11/17/2021

EXCAVATED BY: Client
EXCAVATION METHOD: Kubota KX057

FIGURE A4
Page 1 of 1

TEST PIT LOG - 1 PER PAGE 67881.000_B1-2_TP1-8_2021228.GPJ PBS_DATATMPL_GEO.GDT PRINT DATE: 1/12/22:RPG

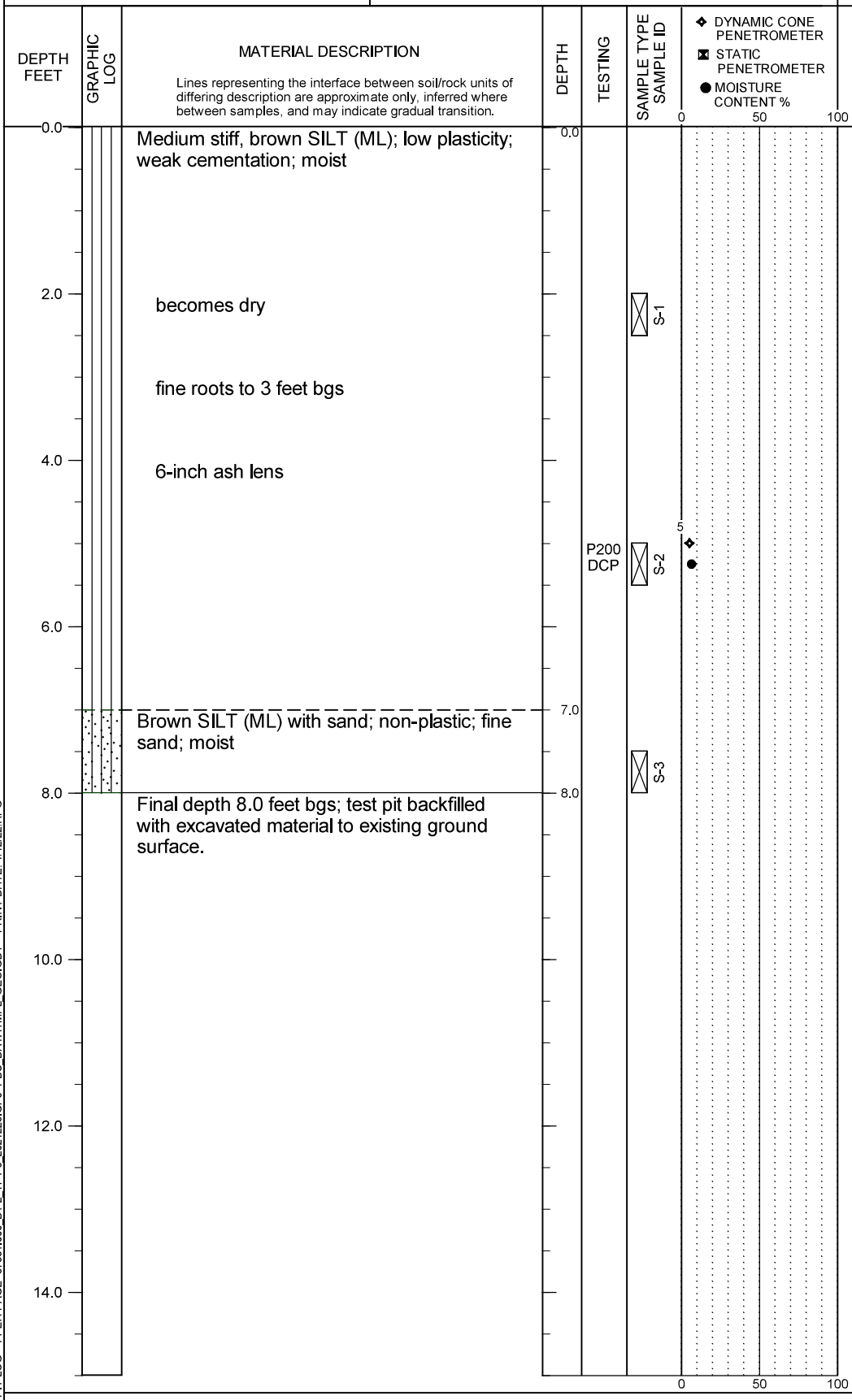
YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

TEST PIT TP-3

APPROX. TEST PIT TP-3 LOCATION:
(See Site Plan)

Lat: 46.01844 Long: -118.39339



LOGGED BY: C. Nealey
COMPLETED: 11/17/2021

EXCAVATED BY: Client
EXCAVATION METHOD: Kubota KX057

FIGURE A5
Page 1 of 1

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

TEST PIT TP-4

APPROX. TEST PIT TP-4 LOCATION:
(See Site Plan)

Lat: 46.01675 Long: -118.39469

DEPTH FEET	MATERIAL DESCRIPTION	TESTING	SAMPLE TYPE / SAMPLE ID	COMMENTS
0.0	Soft, brown SILT (ML); low plasticity; moist			Surface Conditions: Vinyard
2.0	becomes dry		S-1	
	fine roots to 3 feet bgs			
4.0		DCP	S-2	
6.0	moderate cementation			Difficult digging
8.0	Final depth 8.0 feet bgs; test pit backfilled with excavated material to existing ground surface.		S-3	
10.0				
12.0				
14.0				

GRAPHIC LOG

DEPTH

SAMPLE TYPE / SAMPLE ID

DYNAMIC CONE PENETROMETER
STATIC PENETROMETER
MOISTURE CONTENT %

0 50 100

3

0.0

8.0

0 50 100

Lines representing the interface between soil/rock units of differing description are approximate only, inferred where between samples, and may indicate gradual transition.

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COMPLETED: 11/17/2021

EXCAVATED BY: Client
EXCAVATION METHOD: Kubota KX057

FIGURE A6
Page 1 of 1

TEST PIT LOG - 1 PER PAGE 67881.000_B1-2_TP1-8_2021228.GPJ PBS_DATATMPL_GEO.GDT PRINT DATE: 1/12/22:RPG

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

TEST PIT TP-5

PBS PROJECT NUMBER:
67881.000

APPROX. TEST PIT TP-5 LOCATION:
(See Site Plan)

Lat: 46.01715 Long: -118.39441

DEPTH FEET	MATERIAL DESCRIPTION	DEPTH	TESTING	SAMPLE TYPE / SAMPLE ID	DYNAMIC CONE PENETROMETER / STATIC PENETROMETER / MOISTURE CONTENT %	COMMENTS
0.0	Stiff, brown SILT (ML) with trace sand; low plasticity; fine sand; weak cementation; moist	0.0				Surface Conditions: Vinyard
	becomes dry			S-1		
2.0	fine roots to 3 feet bgs					
4.0			DCP	S-2	9	
6.0		6.5				Difficult digging
	Brown SILT (ML) with sand; non-plastic; fine sand; moist			S-3		
8.0	Final depth 8.0 feet bgs; test pit backfilled with excavated material to existing ground surface.	8.0				
10.0						
12.0						
14.0						

0 50 100

LOGGED BY: C. Nealey
COMPLETED: 11/17/2021

EXCAVATED BY: Client
EXCAVATION METHOD: Kubota KX057

FIGURE A7
Page 1 of 1

TEST PIT LOG - 1 PER PAGE 67881.000 B1-2_TP1-8 20211228.GPJ PBS_DATATMPL_GEO.GDT PRINT DATE: 1/12/22:RPG

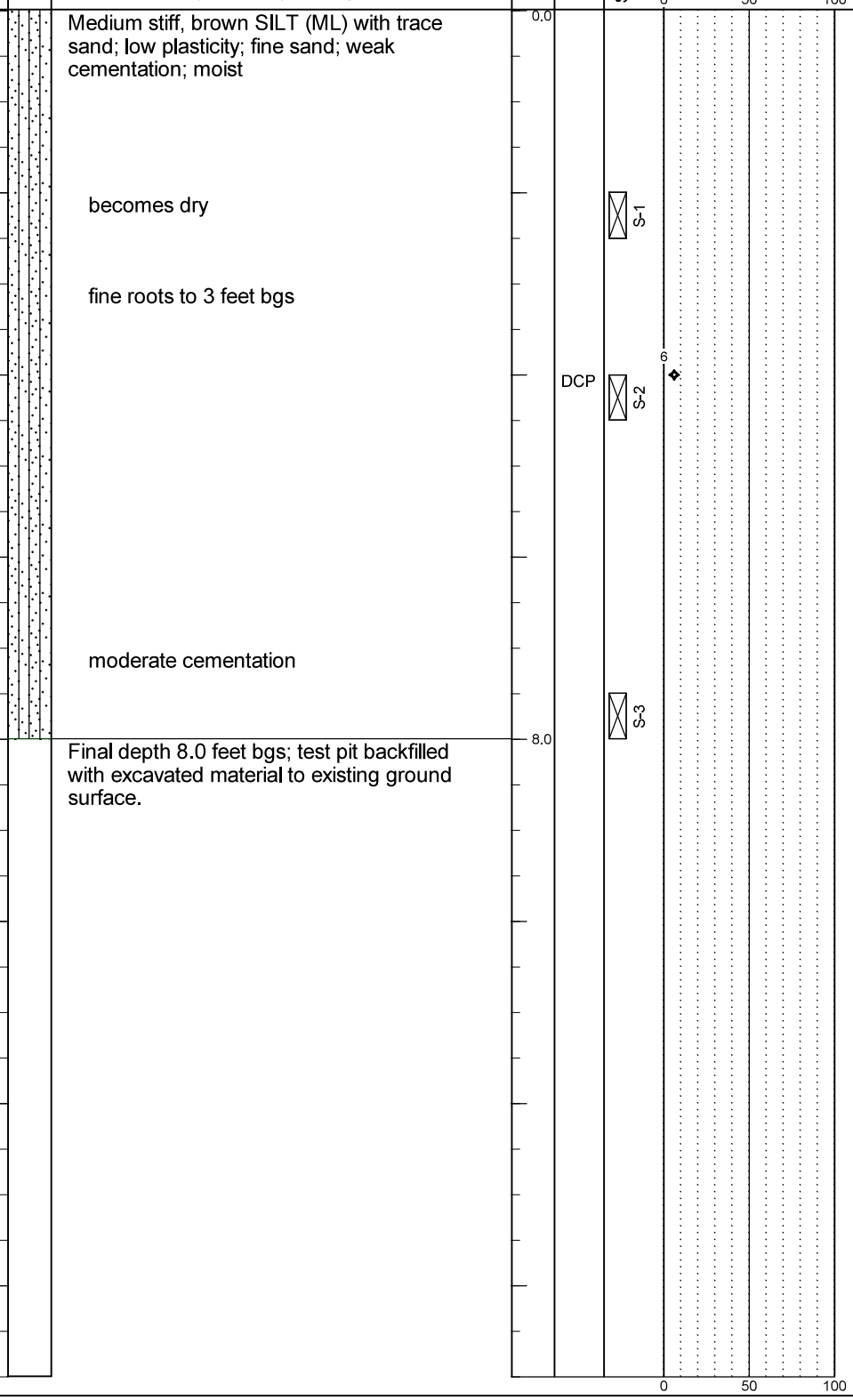
YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

TEST PIT TP-6

PBS PROJECT NUMBER:
67881.000

APPROX. TEST PIT TP-6 LOCATION:
(See Site Plan)

Lat: 46.01716 Long: -118.39356



LOGGED BY: C. Nealey
COMPLETED: 11/17/2021

EXCAVATED BY: Client
EXCAVATION METHOD: Kubota KX057

FIGURE A8
Page 1 of 1

TEST PIT LOG - 1 PER PAGE 67881.000 B1-2 TP1-8 2021228.GPJ PBS_DATATMPL_GEO.GDT PRINT DATE: 1/12/22:RPG

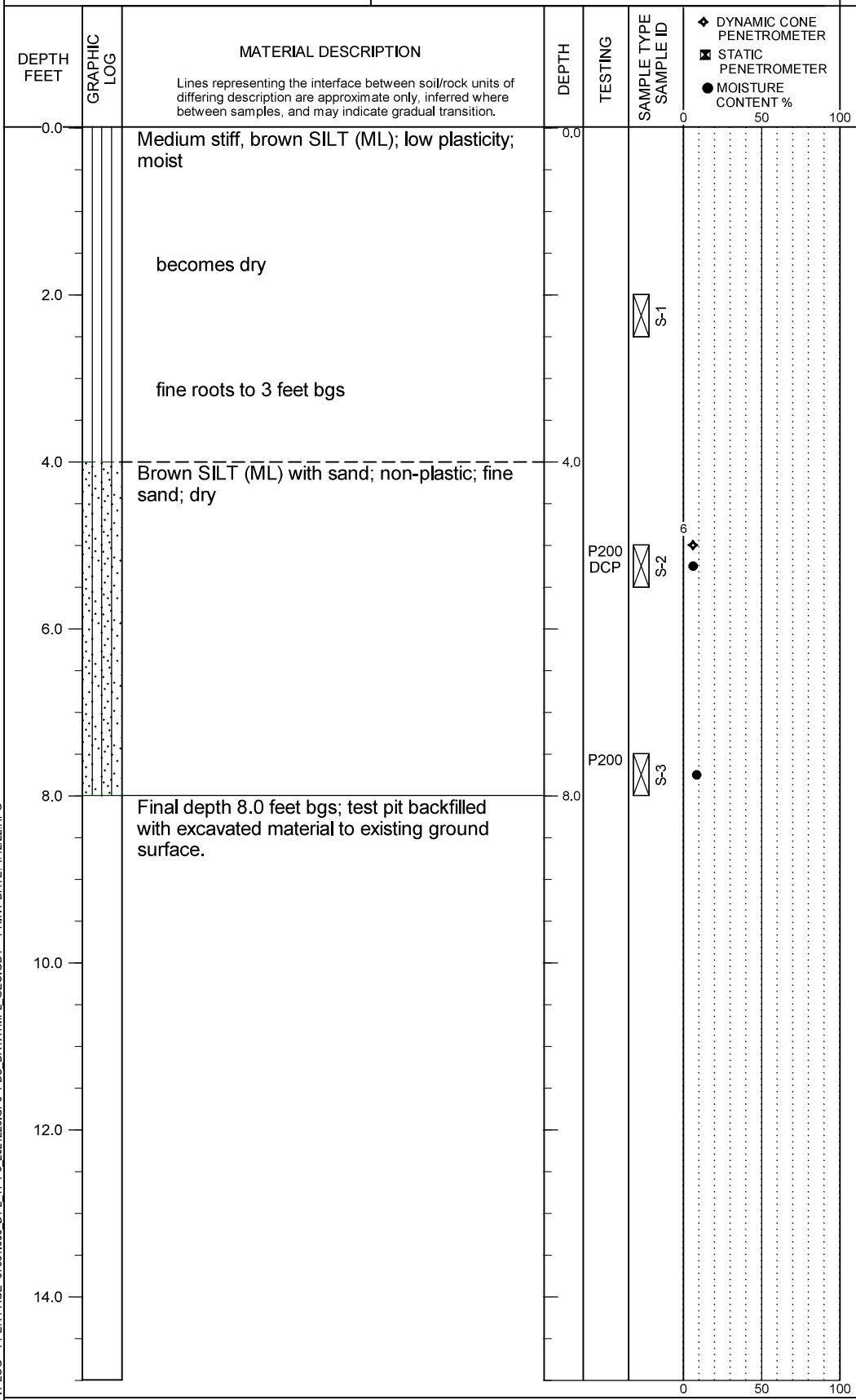
YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

TEST PIT TP-7

APPROX. TEST PIT TP-7 LOCATION:
(See Site Plan)

Lat: 46.01675 Long: -118.39358



LOGGED BY: C. Nealey
COMPLETED: 11/17/2021

EXCAVATED BY: Client
EXCAVATION METHOD: Kubota KX057

FIGURE A9
Page 1 of 1

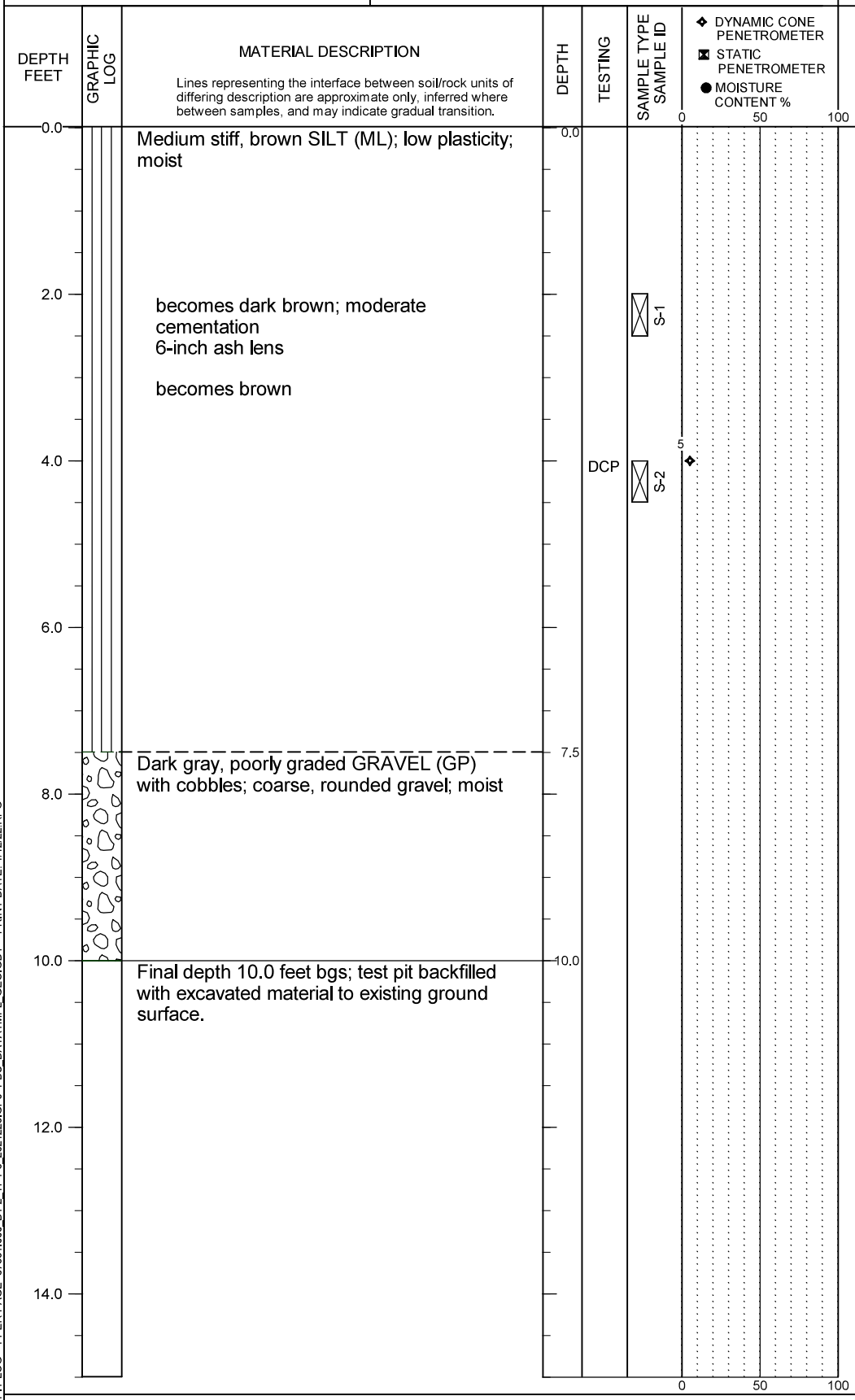
YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

TEST PIT TP-8

APPROX. TEST PIT TP-8 LOCATION:
(See Site Plan)

Lat: 46.01880 Long: -118.39757



LOGGED BY: C. Nealey
COMPLETED: 11/17/2021

EXCAVATED BY: Client
EXCAVATION METHOD: Kubota KX057

FIGURE A10
Page 1 of 1

Appendix B
Laboratory Testing

Appendix B: Laboratory Testing

B1 GENERAL

Samples obtained during the field explorations were examined in the PBS laboratory. The physical characteristics of the samples were noted and field classifications were modified where necessary. During the course of examination, representative samples were selected for further testing. The testing program for the soil samples included standard classification tests, which yield certain index properties of the soils important to an evaluation of soil behavior. The testing procedures are described in the following paragraphs. Unless noted otherwise, all test procedures are in general accordance with applicable ASTM standards. "General accordance" means that certain local and common descriptive practices and methodologies have been followed.

B2 CLASSIFICATION TESTS

B2.1 Visual Classification

The soils were classified in accordance with the Unified Soil Classification System with certain other terminology, such as the relative density or consistency of the soil deposits, in general accordance with engineering practice. In determining the soil type (that is, gravel, sand, silt, or clay) the term that best described the major portion of the sample is used. Modifying terminology to further describe the samples is defined in Table A-1, Terminology Used to Describe Soil, in Appendix A.

B2.2 Moisture (Water) Contents

Natural moisture content determinations were made on samples of the fine-grained soils (that is, silts, clays, and silty sands). The natural moisture content is defined as the ratio of the weight of water to dry weight of soil, expressed as a percentage. The results of the moisture content determinations are presented on the exploration logs in Appendix A and on Figure B2, Summary of Laboratory Data, in Appendix B.

B2.3 Atterberg Limits

Atterberg limits were determined on select samples for the purpose of classifying soils into various groups for correlation. The results of the Atterberg limits test, which included liquid and plastic limits, are plotted on Figure B1, Atterberg Limits Test Results, and on the explorations logs in Appendix A where applicable.

B2.4 Grain-Size Analyses (P200 Wash)

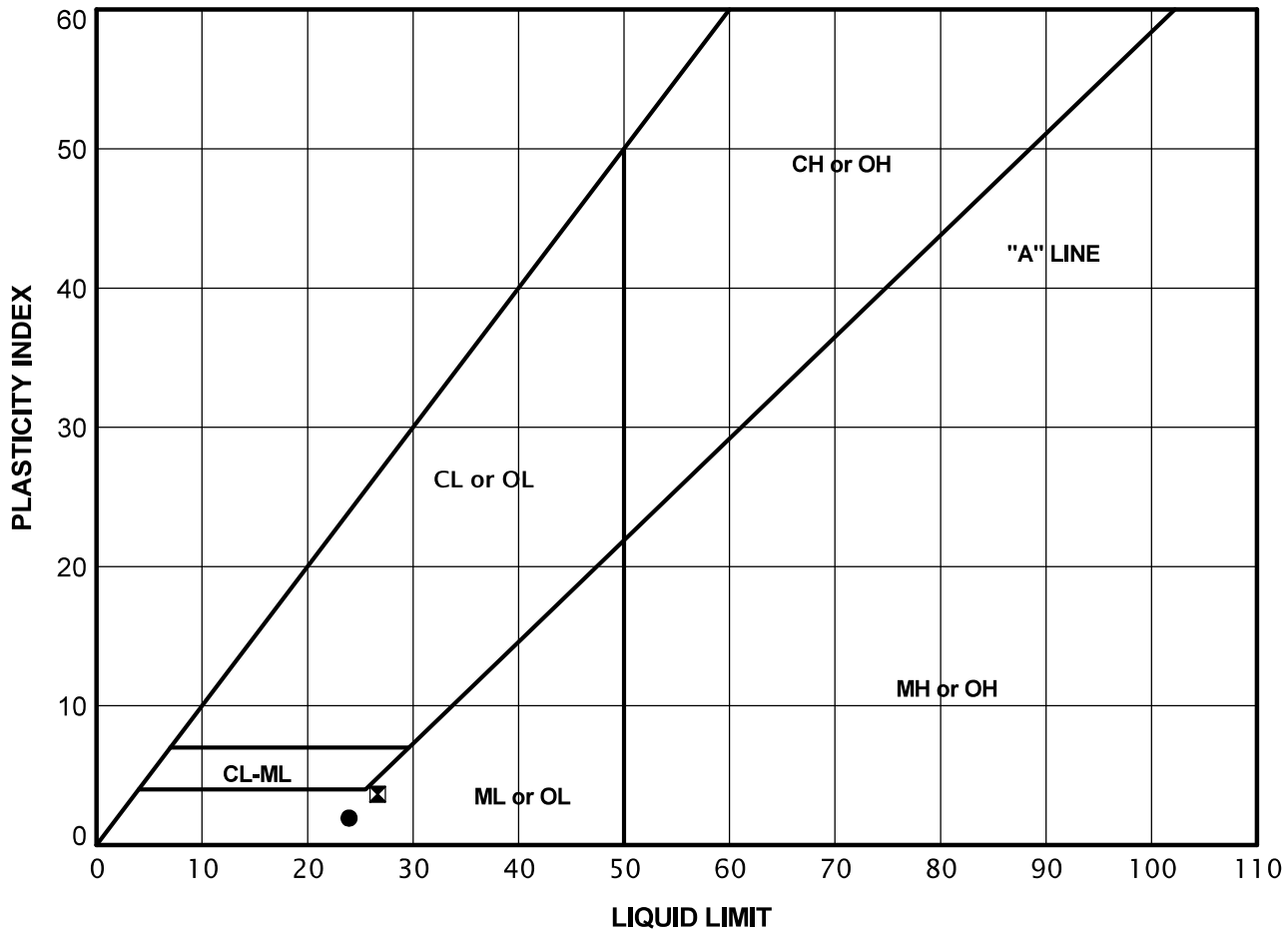
Washed sieve analyses (P200) were completed on samples to determine the portion of soil samples passing the No. 200 Sieve (i.e., silt and clay). The results of the P200 test results are presented on the exploration logs in Appendix A and on Figure B2, Summary of Laboratory Data, in Appendix B.

ATTERBERG LIMITS TEST RESULTS

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

TEST METHOD: ASTM D4318



KEY	EXPLORATION NUMBER	SAMPLE NUMBER	SAMPLE DEPTH (FEET)	NATURAL MOISTURE CONTENT (PERCENT)	PERCENT PASSING NO. 40 SIEVE (PERCENT)	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX
●	B-1	S-5	15.0	23.9	NA	24	22	2
⊠	B-1	S-12	50.0	26.5	NA	27	23	4

FIGURE B1
Page 1 of 1

SUMMARY OF LABORATORY DATA

YELLOWHAWK RESORT
WALLA WALLA, WASHINGTON

PBS PROJECT NUMBER:
67881.000

SAMPLE INFORMATION				MOISTURE CONTENT (PERCENT)	DRY DENSITY (PCF)	SIEVE			ATTERBERG LIMITS		
EXPLORATION NUMBER	SAMPLE NUMBER	SAMPLE DEPTH (FEET)	ELEVATION (FEET)			GRAVEL (PERCENT)	SAND (PERCENT)	P200 (PERCENT)	LIQUID LIMIT (PERCENT)	PLASTIC LIMIT (PERCENT)	PLASTICITY INDEX (PERCENT)
B-1	S-5	15		23.9					24	22	2
B-1	S-8	30		17.2				63			
B-1	S-12	50		26.5				95	27	23	4
B-2	S-7	25		23.7				82			
B-2	S-12	50		23.9				92			
TP-3	S-2	5		6.3				90			
TP-7	S-2	5		6.1				82			
TP-7	S-3	7.5		8.4				81			

FIGURE B2
Page 1 of 1

Exhibit 6

Scale 1" = 120'

0 60 120 240

YELLOWHAWK CREEK

50' BUILDING SETBACK

100' SANITARY SETBACK

100 YEAR FLOOD BOUNDARY

200' SHORELINE JURISDICTIONAL AREA BOUNDARY

75' FRONT SETBACK

OLD MILTON HIGHWAY

705' TO ORDINARY HIGH WATER

500' TO 100-YEAR FLOOD BOUNDARY

477' TO SHORELINE SETBACK

570' TO 100' SANITARY SETBACK

EXISTING WELL WITH 100-FT SANITARY SETBACK

ADA ACCESSIBLE GUEST UNIT

10 PARKING SPACES

2 ADA PARKING SPACES

LOOPED EMERGENCY VEHICLE ACCESS ROUTE. 20-FT MINIMUM WIDTH (TYP).

STEEP SLOPE PERCENTAGE (TYP).

10.1%

48.7%

PROPOSED SEPTIC DRAIN FIELD FOR GUEST UNITS

10 PARKING SPACES

EXISTING POND

35.1%

PRIMARY MANAGER RESIDENCE

10 GUEST UNITS

PARKING GARAGE

EXISTING WELL WITH 100-FT SANITARY SETBACK

PROPOSED SEPTIC DRAIN FIELD FOR GUEST UNITS

61.2%

EXISTING WINERY DRAIN FIELD

150' FROM EDGE OF ROAD

EXISTING HOUSE SEPTIC DRAIN FIELD

61.0%

30' R/W

PROPOSED LOT LINE. SEE BLA EXHIBIT.

POOLHOUSE

WINERY

EXISTING POOLHOUSE DRAIN FIELD

6 PARKING SPACES

PROPOSED LOT LINE. SEE BLA EXHIBIT.

2 ADA PARKING SPACES

ADA ACCESSIBLE GUEST UNIT

2 PARKING SPACES

STORAGE

42.5%

PROPOSED SEPTIC DRAIN FIELD FOR GUEST UNITS

4 PARKING SPACES

50' BUILDING SETBACK

STATE ROUTE 125

493' TO 100' SANITARY SETBACK

493' TO 100 YEAR FLOOD BOUNDARY

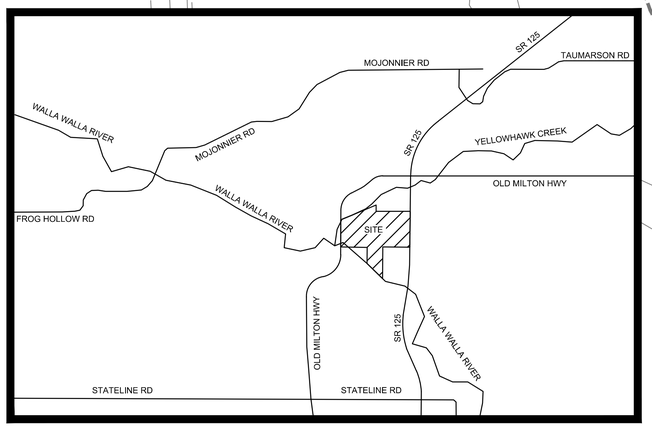
615' TO ORDINARY HIGH WATER

430' TO 100-YEAR FLOOD BOUNDARY

409' TO SHORELINE SETBACK

200' SHORELINE JURISDICTIONAL AREA BOUNDARY

WALLA WALLA RIVER



VICINITY MAP
NTS
NORTH AS SHOWN ON SITE PLAN.

NOTE TO REVIEWER
UNDER A SEPARATE APPLICATION, THE PROPERTY OWNER IS REQUESTING THE APPROVAL OF A BOUNDARY LINE ADJUSTMENT OF THE TWO EXISTING PARCELS. THE APPLICANT IS PROPOSING TO CONSTRUCT A TYPE 2 BED AND BREAKFAST FACILITY ON EACH RECONFIGURED PARCEL. THE SOUTHERN PARCEL GUEST UNITS ARE SHOWN HEREON AS "FIG 2". THE NORTHERN PARCEL GUEST UNITS ARE SHOWN AS "FIG 1" UNDER A SEPARATE APPLICATION.

GENERAL NOTES

1. THE PROPOSED IMPROVEMENTS SHOWN HEREON (BOTH PARCELS) WILL ADD APPROXIMATELY 0.8 ACRES OF IMPERVIOUS PAVED SURFACES AND 0.5 ACRES OF IMPERVIOUS ROOFTOPS TO THE SITE.
2. ALL PROPERTY DEVELOPMENT WILL BE MORE THAN 50-FT FROM ANY STEEP SLOPES OF 15 PERCENT OR MORE.
3. ALL PROPOSED DWELLING UNITS WILL BE DESIGNED TO MEET THE MINIMUM SEPARATION AND APPLICABLE FIRE CODE REQUIREMENTS AS REQUIRED BY WALLA WALLA COUNTY.
4. ALL PROPOSED DWELLING UNITS WILL BE DESIGNED TO MEET THE MINIMUM SETBACK REQUIREMENTS OF 10-FT AS OUTLINED IN WALLA WALLA COUNTY MUNICIPLE CODE (WWCMC) 17.18.020. A 50-FT SETBACK HAS BEEN SHOWN FOR BOTH SIDE AND REAR SETBACKS AND 75-FT FOR FRONT SETBACKS ON THIS EXHIBIT TO SHOW THAT ALL PROPOSED UNITS WILL BE OUTSIDE OF THE NOISE BUFFER AS OUTLINED IN WWCMC 17.18-020(2).

UTILITY NOTES

SANITARY SYSTEM
1. SEWAGE DISPOSAL WILL CONSIST OF ONSITE SEPTIC DRAINFIELDS. THE INTENT WILL BE TO CONSOLIDATE THE NUMBER OF SEPTIC DRAINFIELDS TO SERVE MULTIPLE GUEST UNITS TO THE MAXIMUM EXTENT PRACTICABLE.

WATER SYSTEM
1. BASED ON THE DEPARTMENT OF HEALTH GUIDELINES, A GROUP 'A' WATER SYSTEM IS ANTICIPATED FOR THE PROPOSED TYPE II BED AND BREAKFASTS. THE GROUP A DOMESTIC WATER SYSTEM WILL BE USED TO SERVE THE GUEST UNITS AND PRIMARY RESIDENCE.
2. A PRIVATE FIRE WATER SYSTEM WILL PROVIDED ONSITE AND IN COMPLIANCE WITH WALLA WALLA COUNTY ADOPTED FIRE CODES.

STORMWATER SYSTEM
1. IMPERVIOUS AREAS SUCH AS ROADWAYS, PARKING LOTS, AND ROOFS WILL HAVE STORMWATER RUNOFF. THE PROPOSED LAYOUT ANTICIPATES THE USE OF SHEET FLOW DISPERSION INTO ADJACENT LANDSCAPE AND VINEYARD AREAS FOR THE TREATMENT & INFILTRATION OF STORMWATER RUNOFF.
2. A CONSTRUCTION STORMWATER GENERAL PERMIT (CSWGP) WILL BE OBTAINED TO MEET THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.

EROSION & SEDIMENT CONTROL
1. ONSITE TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) MEASURES WILL BE UTILIZED PER THE DEPARTMENT OF ECOLOGY BEST MANAGEMENT PRACTICES (BMPS).

PBS Engineering and Environmental Inc.
5 N Colville St., Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

PBS

SITE PLAN FOR:
SOUTH PARCEL #350611120008
YELLOWHAWK RESORT GUEST UNITS
2901 OLD MILTON HIGHWAY, WALLA WALLA, WASHINGTON

811 Know what's below. Call before you dig.

DESIGNED: JLM3
CHECKED: JMM
JUNE 2022
67881.000

SHEET ID
FIG 2
SHEET 1 OF 1

Filename: L:\Projects\67000\67881\67881-000\Civil\CAD\Working\Exhibits\67881-000_PreliminarySitePlan2.dwg Layout Tab: FIGURE 2 User: Brandon Woods CAD Plot Date/Time: 6/16/2022 11:48:00 AM

Full Size Sheet Format Is 22x34; If Printed Size Is Not 22x34, Then This Sheet Format Has Been Modified & Indicated Drawing Scale Is Not Accurate.

BUILDING CODE NOTES

EGRESS: SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR. DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT USE OF SEPARATE TOOLS. MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SF. MINIMUM NET CLEAR OPENABLE HEIGHT 24-INCHES. MINIMUM NET CLEAR OPENABLE WIDTH 20-INCHES. FINISHED SILL HEIGHT NOT MORE THAN 44-INCHES ABOVE FLOOR.

CEILING HEIGHTS: HABITABLE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES. KITCHENS, HALLS, BATHROOMS, AND TOILET COMPARTMENTS MAY HAVE A CEILING HEIGHT OF 7 FEET.

SMOKE DETECTORS: IN NEW CONSTRUCTION, SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP. A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS. A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT.

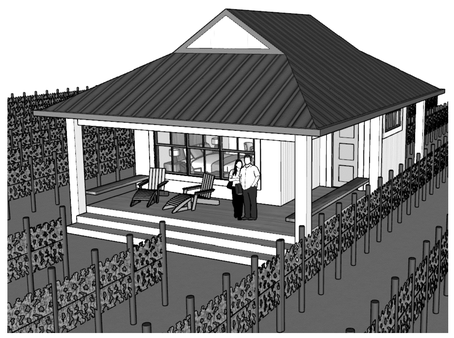
SECURITY: BUILDING ENTRANCE DOORS, SHALL BE CAPABLE OF LOCKING. EQUIP WITH A DEAD-LOCKING LATCH BOLT WITH AT LEAST 1/2-INCH THROW WHICH PENETRATES THE STRIKER NOT LESS THAN 1/4-INCH. DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT. GARAGE TO EXTERIOR DOOR MAY BE EQUIPPED WITH AN ELECTRONICALLY-OPERATED REMOTE CONTROL DEVICE. ENTRANCE DOOR SHALL HAVE AN OBSERVATION PORT NOT LESS THAN 54 INCHES AND NOT MORE THAN 66 INCHES FROM THE FLOOR. DEAD-BOLTS OR OTHER APPROVED LOCKING DEVICES SHALL BE INSTALLED ON ALL SLIDING DOORS AND OPERABLE WINDOWS.

GUARDRAILS: UNENCLOSED FLOOR OPENINGS, STAIRWAYS, AISLES, LANDINGS, BALCONIES, AND PORCHES MORE THAN 30-INCHES ABOVE THE ADJACENT GRADE SHALL BE PROTECTED BY A GUARDRAIL. TOP OF GUARDRAIL SHALL BE NOT LESS THAN 36-INCHES. OPENINGS IN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.

SAFETY GLAZING: PROVIDE SAFETY GLAZING IN ALL DOORS, IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS, IN BUILDING WALL ENCLOSING THESE WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET, IN FIXED OR OPERABLE PANELS ADJACENT A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE UNLESS THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER, AND IN INDIVIDUAL FIXED OR OPERABLE PANELS, OTHER THAN THOSE DESCRIBED, WHERE THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SF AND THE EXPOSED BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR AND THE EXPOSED TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FLOOR AND ONE OR MORE WALKING SURFACES IS WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING UNLESS A PROTECTIVE BAR IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING 34 - 38 INCHES ABOVE THE FLOOR.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND ANY WALLA WALLA COUNTY SPECIFIC RULES AND REGULATIONS.
2. POST BUILDING PERMIT AT PROJECT SITE AND MAINTAIN PERMIT APPLICATION DOCUMENTS AT JOBSITE.
3. VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO CONSTRUCTION. CONSULT WITH THE OWNER REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK.
5. COORDINATE WITH ALL RELATED TRADES. TRADES REQUIRING HOLES IN STRUCTURAL MEMBERS SHALL CONTACT THE STRUCTURAL ENGINEER PRIOR TO CUTTING.
6. PROVIDE FIRE BLOCKING AND DRAFT STOPS PER SBC 708.
7. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
8. PROVIDE SOLID WOOD BLOCKING AS SUPPORT FOR WALL MOUNTED ELEMENTS.
9. ALL EXTERIOR SHEET METAL SHALL BE FACTORY PRIMED GALVANIZED AND FIELD PAINTED. FLASH ALL OPENINGS WITH MINIMUM 26 GA. CAULK ALL OPENINGS THOROUGHLY.
10. BATH, LAUNDRY AND KITCHEN EXHAUST FAN SHALL EXHAUST DIRECTLY TO THE OUTSIDE. VENT SHALL BE SMOOTH, NONCOMBUSTIBLE, AND NONABSOBENT. POINT OF DISCHARGE SHALL BE AT LEAST 3'-0" FROM ANY OPENING. LOCATION OF EXTERIOR WALL PENETRATIONS SHALL BE APPROVED BY ARCHITECT OR OWNERS.
11. SLOPE ALL WALKS, DECKS, DRIVEWAYS, AND TERRACES AWAY FROM BUILDINGS.
12. ALL TUBS AND SHOWERS SHALL HAVE TILE BACKER AT TILE AREAS, BEHIND TUB AND SHOWER SURROUNDS FROM FLOOR TO CEILING. FINISH TO A MINIMUM OF 70" ABOVE DRAIN INLET.
13. LIMIT FAUCET, TOILET, AND SHOWER FLOW PER CODE.
14. PROVIDE DISHWASHER WITH ATMOSPHERIC AIR GAP ABOVE FLOOD LEVEL RIM OF SINK.



BUILDING CODE NOTES

PRINCIPAL DESIGN CODES
2018 IBC AS ADOPTED BY THE STATE OF WASHINGTON 2021 (ANALYSIS)
2018 IRC AS ADOPTED BY THE STATE OF WASHINGTON 2021 (DESIGN STANDARDS)
2018 WASHINGTON STATE ENERGY CODE

IBC 310.1	R1	COTTAGE OCCUPANCY CLASSIFICATION SLEEPING UNITS WHERE THE OCCUPANTS ARE TRANSITORY IN NATURE
IBC TABLE 602	V-B	GROUP R TYPE OF CONSTRUCTION SEPARATION DISTANCE GREATER THAN 10' NON RATED
DEFINITION		ALL COTTAGES (EXCEPT MANAGERS UNITS) DO NOT MEET THE DEFINITION OF DWELLING UNIT AS THEY ARE NOT COMPLETELY SELF SUFFICIENT. (IBC202 AND IRC R202).
FIRE SPRINKLERS		REQUESTING THAT THE BUILDING OFFICIAL INTERPRET THE CODE SO THAT SPRINIKERS ARE NOT REQUIRED REFERENCE 2018 NFPA JOURNAL: *THE AIR B AND B CHALLENGE*. SEE DISCUSSION OF R OCCUPANCY BUILDING TYPES VS BUSINESS OR OCCUPANT TYPES. RATIONALE: WHILE THE BUSINESS USE IS TRANSITORY THE SMALL SIZE OF THE COTTAGES, SMALL OCCUPANT LOAD, DIRECT EXITING, AND BUILDING SEPARATION DISTANCE MAKES EMERGENCY EXITING LOWER RISK THAN IN A TYPICAL SINGLE FAMILY RESIDENCEIN WALLA WALLA COUNTY.

AMERICANS WITH DISABILITY ACT (ADA) NOTES

NUMBER OF GUEST UNITS	SIZE OF HOTEL - 2 -25 GUEST ROOMS NUMBER OF ROOMS WITH ACCESSIBLE TUBS	1
	NUMBER OF ROOMS WITH TOTAL MOBILITY FEATURES.	2
	NUMBER OF ROOMS WITH COMMUNICATION FEATURES	2

REQUIREMENTS SHALL APPLY PER PARCEL FOR BOTH PARCELS 1 AND 3

ENERGY CODE

2018 WASHINGTON STATE ENERGY CODE

PRESCRIPTIVE PATH -	SMALL DWELLING UNIT CATEGORY IS CLOSEST CATEGORY 3 CREDITS REQUIRED (SEE ATTACHED WSU WSEC WORKSHEET)	
BASIC REQUIREMENTS	WINDOWS MAXIMUM	U = .30
	WOOD FRAMED WALLS MIN.	R-21
	CEILINGS/ATTICS MIN.	R-49
	FRAMED FLOOR MIN.	R-30

ENVELOPE VENTILATION AND ACCESS

CRAWL SPACE VENTILATION	R408.2 6MM. VAPOR BARRIER AND 1 / 300SF VENT AREA
550 SF/300 =	1.83 SF TYPE A UNITS
600 SF/300 =	2.00 SF TYPE B UNITS
	16" X 24" ACCESS DOOR TO BE PROVIDED
ATTIC VENTILATION	R806.2 1 / 150 OR 1 /300 WITH RIDGE VENTING 1 / 16 TO 1 /4 MIN/MAX SCREENING
550 SF/300 =	1.83 SF TYPE A UNITS W RIDGE VENT
600 SF/300 =	2.00 SF TYPE B UNITS W RIDGE VENT
	22" X 30" MIN FRAMING DIMENSION ACCESS HATCH IN AN ACCESSIBLE AREA
BATH FANS	50 CFM MIN AT TOILET AREAS 50 CFM MIN AT TUB SHOWER LOCATIONS
RANGE VENTILATION	UL LISTED PER MANUFACTURER AT MANAGERS UNITS
FIREPLACE	HEAT N GLO 32" SLIMLINE 32" MODEL SL-5X DIRECT VENT SEALED PROPANE FIREPLACE W FAN

UNIT MATRIX
UNIT TYPE ORIENTATION REFERS TO LOCATION OF ENTRY DOOR WHEN OUTSIDE FACING UNIT FRONT

PARCEL 1		NORTH PARCEL		GSF	porch
UNIT #	UNIT TYPE	ENTRY	DESCRIPTION		
1	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
2	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
3	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
4	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	550	265
5	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	600	265
6	B3	RIGHT W RAMP	KING W SITTING AREA/ADA	600	265
7	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	600	265
8	B2	RIGHT	KING W SITTING AREA/KITCHENETTE	600	265
9	A2	LEFT	COUPLES KING/DELUXE BATHROOM	550	265
10	A2	LEFT	COUPLES KING/DELUXE BATHROOM	550	265
11	A2	LEFT	COUPLES KING/DELUXE BATHROOM	550	265
				6,250	2,915

PARCEL 3		SOUTH PARCEL		GSF	porch
UNIT #	UNIT TYPE	ENTRY	DESCRIPTION		
1	B2	RIGHT	KING W SITTING AREA/KITCHENETTE	600	265
2	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	600	265
3	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	600	265
4	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
5	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
6	B3	RIGHT W RAMP	KING W SITTING AREA/ADA	600	265
7	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
8	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
9	A4	LIGHT/SIDE STAIR	COUPLES KING/DELUXE BATHROOM	550	265
10	A5	LEFT/SIDE STAIRS	COUPLES KING/DELUXE BATHROOM	550	265
11	N/A	N/A	EXISTING SINGLE FAMILY HOME	N/A	N/A
				5,700	2,650

PROJECT DESCRIPTION PARCEL 1

ESTABLISHMENT OF A BED AND BREAKFAST TYPE II AS ALLOWED BY CONDITIONAL USE IN THE RR5 ZONE PER TABLE 17.16.014. THE PROJECT SHALL CONSIST OF (10) FREE STANDING COTTAGES FOR OCCUPANCY OF 2-4 BUESTS EACH. (1) ADDITIONAL COTTAGE UNIT IS PROPOSED FOR OCCUPANCY BY AN ON-SITE MANAGER. A TOTAL OF 11 COTTAGES ARE PROPOSED.

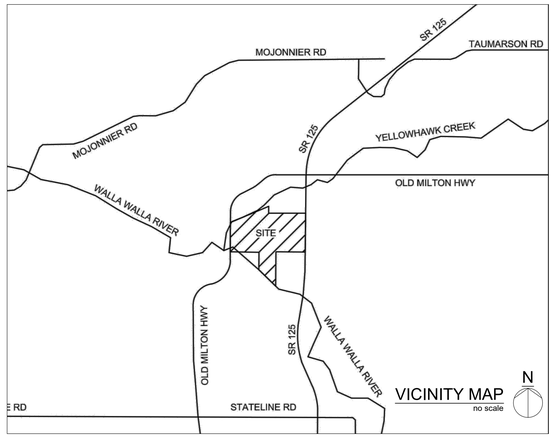
PROJECT DESCRIPTION PARCEL 3

THE PARCEL CURRENTLY HAS A TYPE II WINERY AND SINGLE FAMILY RESIDENCE USED FOR SHORT TERM RENTAL AIR B&B STYLE.

PROPOSED IS ESTABLISHMENT OF A BED AND BREAKFAST TYPE II AS ALLOWED BY CONDITIONAL USE IN THE RR5 ZONE PER TABLE 17.16.014.
THE PROJECT SHALL CONSIST OF (9) FREE STANDING COTTAGES FOR OCCUPANCY OF 2-4 BUESTS EACH. (1) ADDITIONAL COTTAGE UNIT IS PROPOSED FOR OCCUPANCY BY AN ON-SITE MANAGER. THE EXISTING SINGLE FAMILY HOME SHALL WILL CONTINUE TO BE USED AS A GUEST UNIT. TOTAL 11 UNITS INCLUDING MANAGERS UNIT.

LAND USE AND ZONING NOTES

JURISDICTIONAL AUTHORITY	WALLA WALLA COUNTY
LAND USE	**WWCC 17.12 AND TABLE 17.18.020** Land Use Code 83 RR-5 RURAL RESIDENTIAL 5 ACRE MINIMUM 200' MINIMUM WIDTH
RELEVANT STANDARDS PARCELS 1 AND 3	
17.08.074	BED AND BREAKFAST NO MORE THAN 10 GUEST ROOMS OPERATOR OR OWNER OCCUPIED 1 PARKING SPACE PER GUEST ROOM 30 NIGHT MAXIMUM STAY FOOD SERVICE LIMITED TO OVERNIGHT GUEST
17.08.074.B	BED AND BREAKFAST TYPE II SHALL BE IN ONE OR MORE ACCESSORY BUILDINGS
ADDED STANDARDS PARCELS 3 ONLY	
17. 22.030	TYPE II WINERY TASTING ROOM, NON RESTAURANT FOOD SERVICE, OFFICES, ETC. MORE THAN 40 PARKING SPACES . GATHERINGS OR EVENTS RELATED TO THE BUSINESS OF THE WINE INDUSTRY AND INDUSTRY EVENTS ALLOWED. 3 LARGE (250 PP) AND 24 SMALL(75 PP) NON WINE INDUSTRY RELATED EVENTS PER YEAR
17.22.060	FOOD SERVICE FOR INDUSTRY EVENTS, WINE MAKER DINNERS, AND PROMO ALLOWED.
ZONING & SETBACKS	
HEIGHT LIMIT	35' MAXIMUM
FRONT YARD (STREET)	30' FROM PRINCIPAL STRUCTURE
SIDE YARD SETBACKS	10' FROM PRINCIPAL STRUCTURE
REAR YARD SETBACK	PER BUILDING CODE
LOT COVERAGE	NOT APPLICABLE
SETBACK FROM DRAINFIELD	10' FROM DRAINFIELD TO PRINCIPAL STRUCTURE
100 YEAR FLOOD PLAIN	SEE SURVEY
CRITICAL AREA	SEE SURVEY FOR SITE SPECIFIC EASEMENTS AND SETBACKS
CRITICAL AREAS	CRITICAL AREAS CHART 18.08.35 FIRM WALLA WALLA COUNTY NFIP FIRMETTE PANEL 440 OF 500 COMMUNITY PANEL NUMBER 530194 0440 B PARCEL 1 YELLOWHAWK CREEK PARCEL 3 WALLA WALLA RIVER SEE CUP FOR SETBACKS FROM PROPOSED STRUCTURES TO WATERWAYS AND FLOODPLAINS
LIQUEFACTION SUSCEPTIBILITY	PER HAZARD MAP 4 - MODERATE TO HIGH
ACCESS AND DRIVEWAY	COUNTY ORDINANCE #435 (EXISTING DRIVEWAY ACCESS) 12' MINIMUM DRIVEWAY - 20' DEEP OF PAVING 15' VIEW TRIANGLE ADJACENT
SEPTIC SYSTEM	DRAINFIELD TO BE APPROVED AND INSTALLED UNDER SEPARATE PERMIT
WATER	SEE CIVIL ENGINEERING_ CONDITIONAL USE APPLICATIONS
POWER	PACIFIC POWER
GAS	PROPANE



PROPERTY INFORMATION PARCEL 1 (NORTH)

PROPERTY ID	6780
PARCEL #	350611110004
ADDRESS	2901 OLD MILTON HIGHWAY WALLA WALLA, WA. 99362
LOT AREA (POST BLA)	56.42 ACRES = APPROX. 2,457,243 SF

PROPERTY INFORMATION PARCEL 3 (SOUTH)

PROPERTY ID	6782
PARCEL #	350611120008
ADDRESS	2901 OLD MILTON HIGHWAY WALLA WALLA, WA. 99362
LOT AREA (POST BLA)	26.68 ACRES = APPROX 1,162,035 SF

ABBREVIATED LEGAL DESCRIPTION PARCELS 1 AND 3

LOT 1 AND 3 OF WALLA WALLA COUNTY SHORT PLAT 2003-23 RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 117 AS AUDITOR' FILE NUMBER 2003-17039

RELATED APPLICATIONS AND PERMITS

BOUNDARY LINE ADJUSTMENT PARCELS 1 AND 3

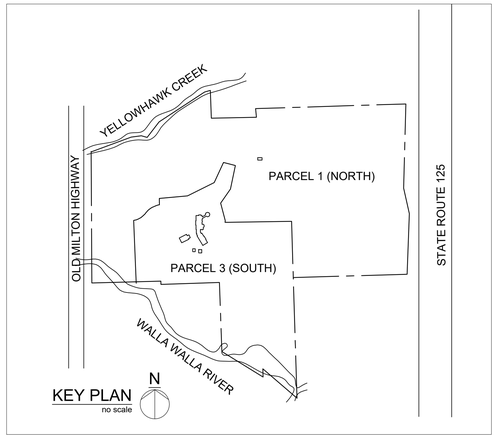
CONDITIONAL USE PERMIT APPLICATION PARCEL 1 (North) CUP22-003

CONDITIONAL USE PERMIT APPLICATION PARCEL 3 (South) CUP22-004

CONTACTS

PROPERTY OWNER/APPLICANT	YELLOWHAWK RESORT WW LLC 2901 OLD MILTON HIGHWAY WALLA WALLA, WA. 99362
CONTACT:	SCOTT CLARK SCOTT@CLARKDEVLLC.COM 206-484-9948
ON SITE PROJECT MANAGER	TONY MCGUIRE TONY@YELLOWHAWKRESORT.COM 509-522-0200 EXT 106 509-520-6658
DEVELOPMENT CONSULTANT	CLARK DEVELOPMENT AND CONSULTING 7506 BARGE COURT YAKIMA, WA. 98908
CONTACT	SCOTT@CLARKDEVLLC.COM 206-484-9948
ARCHITECT	PHILIP CHRISTOFIDES ARCHITECT PLLC 1236 FORREST LANE WALLA WALLA, WA. 99362
CONTACT	EMAIL: PHILIP@WWSTEAKCO.COM 206-295-1321
SURVEYOR CIVIL ENGINEER	PBS WALLA WALLA 5 N COLVILLE ST #200, WALLA WALLA, WA 99362
CONTACT	TREVOR A BENNETT PE TREVOR.BENNETT@PBSUSA.COM 509.394.4078 (direct) x2308

DRAWING INDEX



YELLOWHAWK

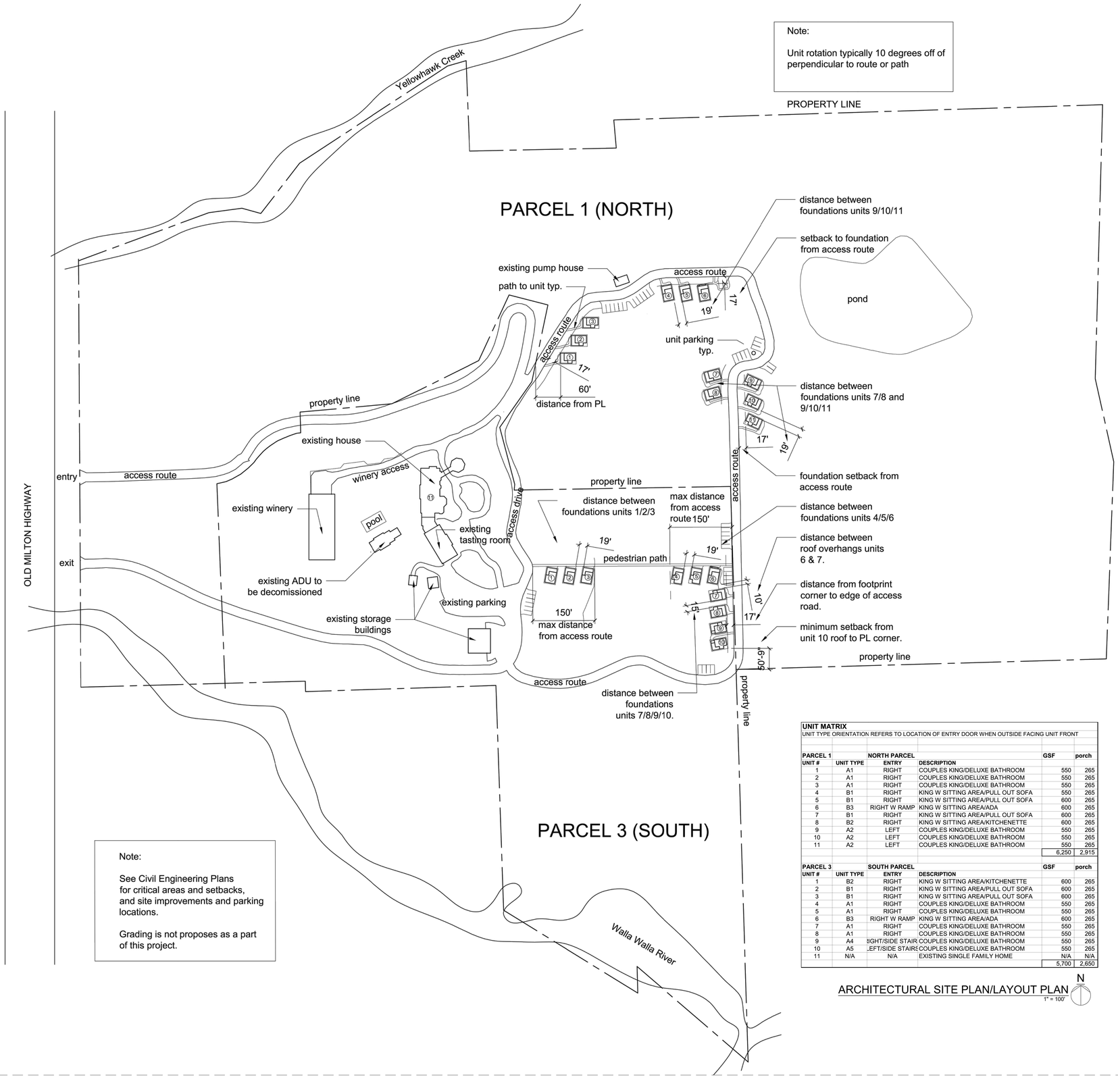
2901 Old Milton Highway
Walla Walla, WA.
99362

5509 REGISTERED ARCHITECT Philip Christofides State of Washington

ARCHITECT
christofides.philip@gmail.com
206-295-1321
1236 Forrest Ln.
Walla Walla, WA. 99362

DATE : JULY 14, 2022
WW COUNTY REVIEW
PHASE : CONSTRUCTION 1

A1.0



Note:

Unit rotation typically 10 degrees off of perpendicular to route or path

Note:

See Civil Engineering Plans for critical areas and setbacks, and site improvements and parking locations.

Grading is not proposes as a part of this project.

UNIT MATRIX

UNIT TYPE ORIENTATION REFERS TO LOCATION OF ENTRY DOOR WHEN OUTSIDE FACING UNIT FRONT

PARCEL 1		NORTH PARCEL		GSF	porch
UNIT #	UNIT TYPE	ENTRY	DESCRIPTION		
1	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
2	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
3	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
4	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	550	265
5	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	600	265
6	B3	RIGHT W RAMP	KING W SITTING AREA/ADA	600	265
7	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	600	265
8	B2	RIGHT	KING W SITTING AREA/KITCHENETTE	600	265
9	A2	LEFT	COUPLES KING/DELUXE BATHROOM	550	265
10	A2	LEFT	COUPLES KING/DELUXE BATHROOM	550	265
11	A2	LEFT	COUPLES KING/DELUXE BATHROOM	550	265
				6,250	2,915

PARCEL 3		SOUTH PARCEL		GSF	porch
UNIT #	UNIT TYPE	ENTRY	DESCRIPTION		
1	B2	RIGHT	KING W SITTING AREA/KITCHENETTE	600	265
2	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	600	265
3	B1	RIGHT	KING W SITTING AREA/PULL OUT SOFA	600	265
4	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
5	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
6	B3	RIGHT W RAMP	KING W SITTING AREA/ADA	600	265
7	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
8	A1	RIGHT	COUPLES KING/DELUXE BATHROOM	550	265
9	A4	RIGHT/SIDE STAIR	COUPLES KING/DELUXE BATHROOM	550	265
10	A5	LEFT/SIDE STAIRS	COUPLES KING/DELUXE BATHROOM	550	265
11	N/A	N/A	EXISTING SINGLE FAMILY HOME	N/A	N/A
				5,700	2,650

ARCHITECTURAL SITE PLAN/LAYOUT PLAN

1" = 100'

N

2901 Old Milton Highway
Walla Walla, WA.
99362

YELLOWHAWK

2929 REGISTERED ARCHITECT PHILIP CHRISTOFIDES State of Washington

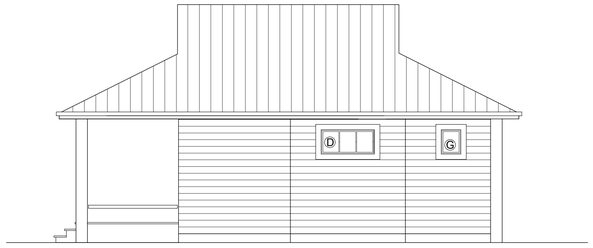
ARCHITECT
christofides.philip@gmail.com
206-295-1321
1236 Forrest Ln.
Walla Walla, WA. 99362

DATE : JULY 14, 2022

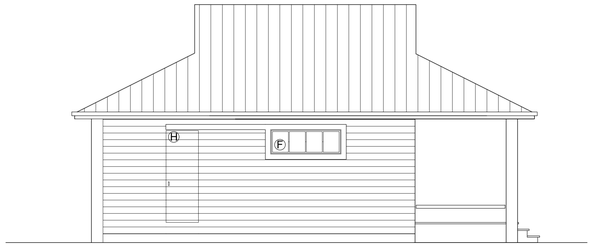
WW COUNTY REVIEW

PHASE : CONSTRUCTION 1

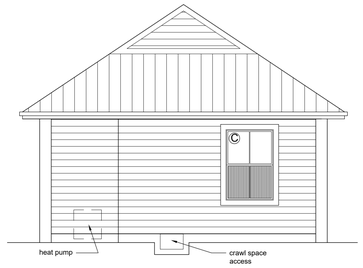
A1.1



RIGHT SIDE ELEVATION

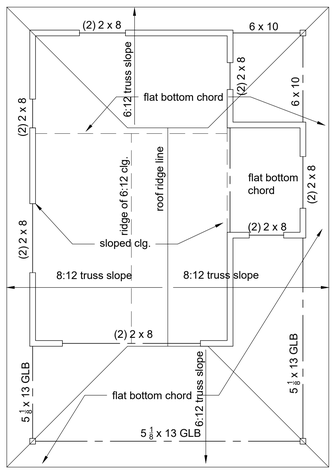


LEFT SIDE ELEVATION

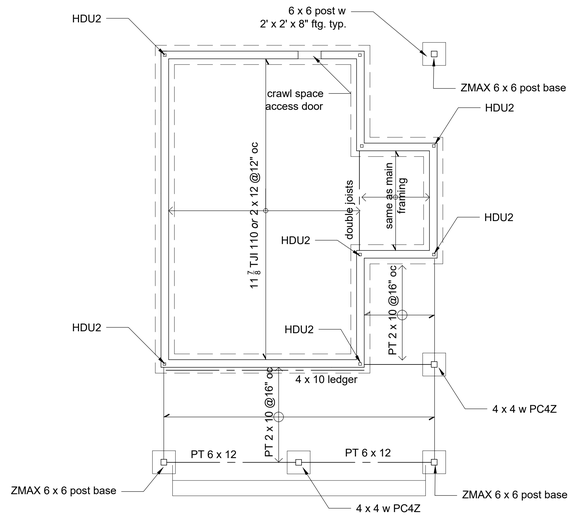


BACK ELEVATION

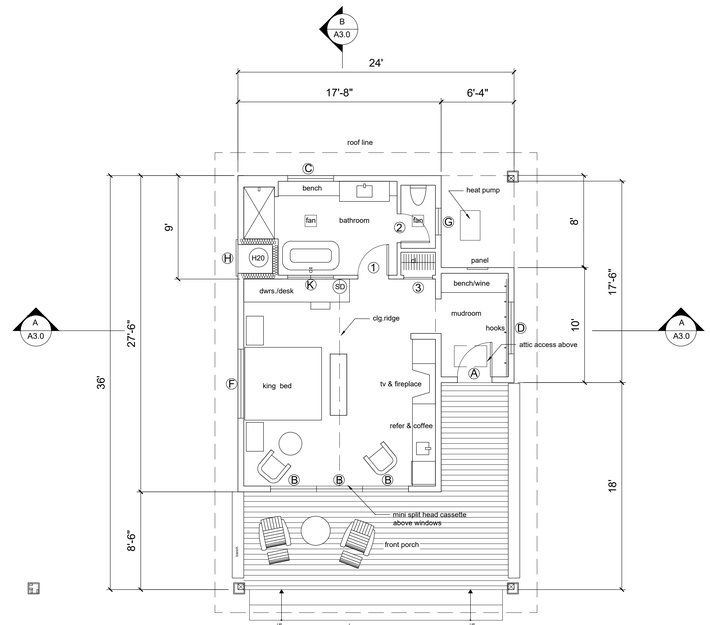
FRONT ELEVATION



WALL AND ROOF FRAMING



FOUNDATION/FLOOR FRAMING



A1 KING_DELUXE BATHROOM

MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0" at 30" x 42"

1' 0' 8'

SCHEDULE NOTES:

windows are measured as rough opening
Doors are measured to door leaf or slab
All exterior doors Andersen fiberglass "A" series with low E/heatlock glass.
Where doors and windows stack and/or align horizontally coordinate openings so that head trim aligns.
Color, trim, and hardware options as selected TBD.
See separate WSU/City of Seattle compliance forms for U values Energy code compliance
T indicates tempered glass required.

EXTERIOR DOORS AND WINDOWS

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
A	1	3'-0"	8'-0"	SWING DOOR	WOOD/FIBERGLASS	3 Panel configuration as shown or approved. Code programmable locking system
B	3	4-0"	6'-0"	SINGLE HUNG	"	Ganged together or (2) 2 x 4 in between TBD. TDL appearance at vertical center mullion.
C	1	4'-0"	6'-0"	SINGLE HUNG	"	Obscure reed glass as shown in lower lites. TDL appearance at center mullion.
D	1	4'-6"	2'-0"	FIXED/SLIDER	"	Center lite slides. 3 equal lites.
E	Not used Unit Type A					
F	1	6'-0"	2'0"	FIXED/SLIDER	"	2 outside lites slide. 4 equal lites.
G	1	1'-9"	2'-0"	AWNING	"	
H	1	3'-0"	8'-0"	DOOR PANEL w SIDING	"	Exempt from Energy Code. Utility access.
	9					

INTERIOR DOORS AND RELITE

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
K	1	3'-0"	5'-3"	SINGLE HUNG	WOOD/FIBERGLASS	Same configuration as window C. w obscure glass. Tempered glass all lites.
1	1	2'-8"	8'-0"	SWING	"	Panel and color TBD
2	1	2'-6"	8'-0"	SWING	"	Panel and color TBD
3	1	2'-6"	7'-0"	SWING	"	Panel and color TBD
	4					

YELLOWHAWK

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REGISTERED ARCHITECT
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State of Washington
5009

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Walla Walla, WA. 99362

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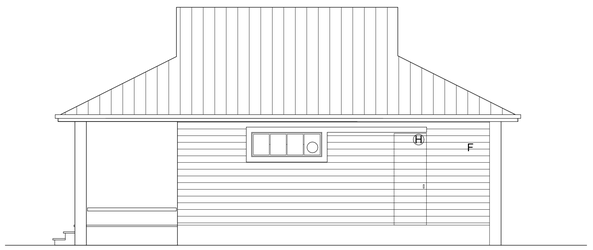
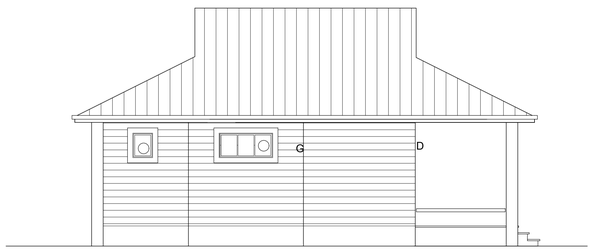
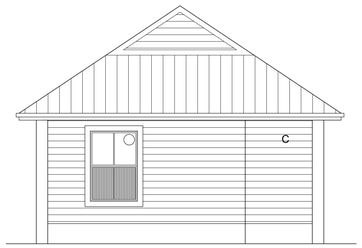
A2.0



RIGHT SIDE ELEVATION

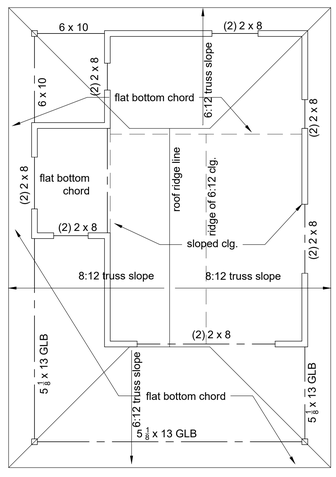


LEFT SIDE ELEVATION

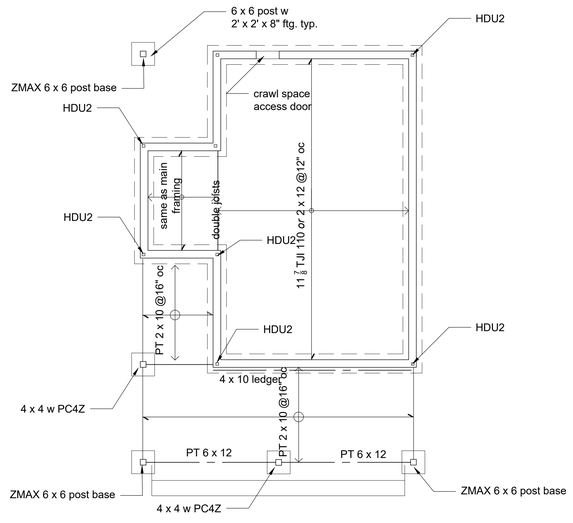


BACK ELEVATION

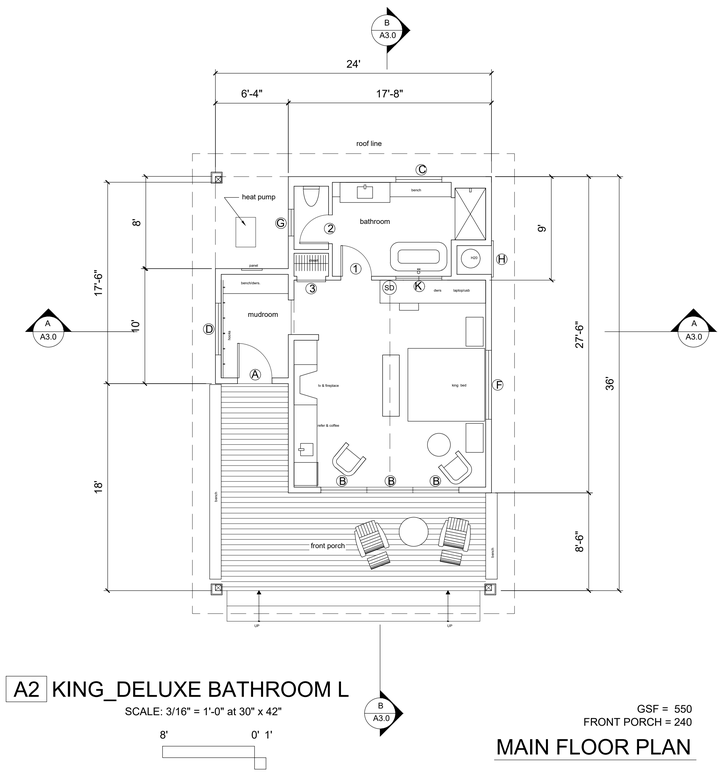
FRONT ELEVATION



WALL AND ROOF FRAMING



FOUNDATION/FLOOR FRAMING



A2 KING_DELUXE BATHROOM L

SCALE: 3/16" = 1'-0" at 30" x 42"

8' 0' 1'

B
A3.0

GSF = 550
FRONT PORCH = 240

MAIN FLOOR PLAN

SCHEDULE NOTES:

windows are measured as rough opening
Doors are measured to door leaf or slab
All exterior doors Andersen fiberglass "A" series with low E/heatlock glass.
Where doors and windows stack and/or align horizontally coordinate openings so that head trim aligns.
Color, trim, and hardware options as selected TBD.
See separate WSU/City of Seattle compliance forms for U values Energy code compliance
T indicates tempered glass required.

EXTERIOR DOORS AND WINDOWS

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
A	1	3'-0"	8'-0"	SWING DOOR	WOOD/FIBERGLASS	3 Panel configuration as shown or approved. Code programmable locking system
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3	1	2'-6"	7'-0"	SWING	"	Panel and color TBD
	4					

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99362

YELLOWHAWK

6909 REGISTERED ARCHITECT PHILIP CHRISTOFIDES State of Washington

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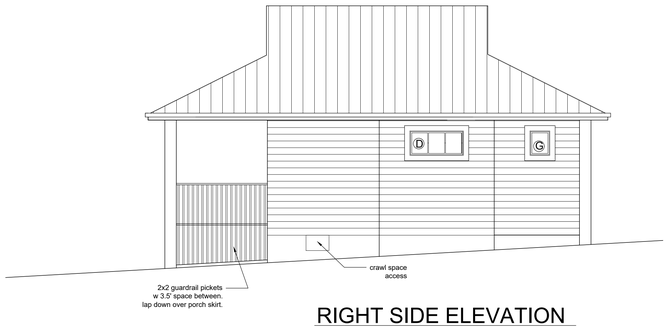
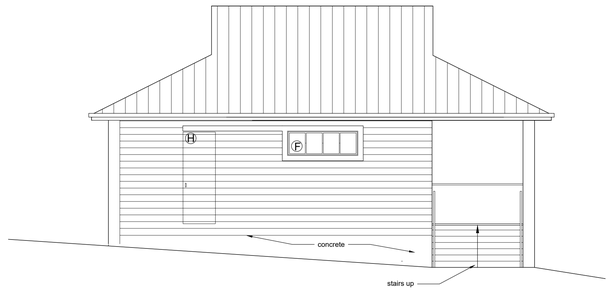
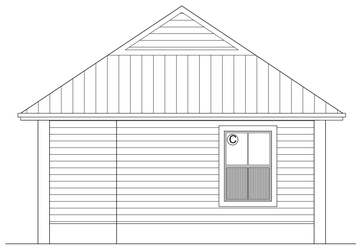
A2.1



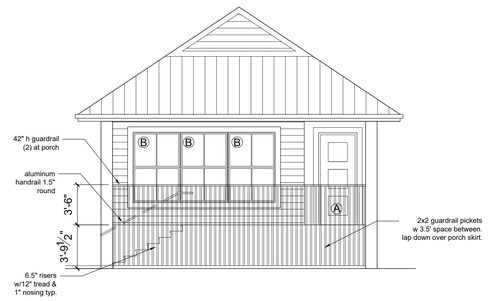
RIGHT SIDE ELEVATION



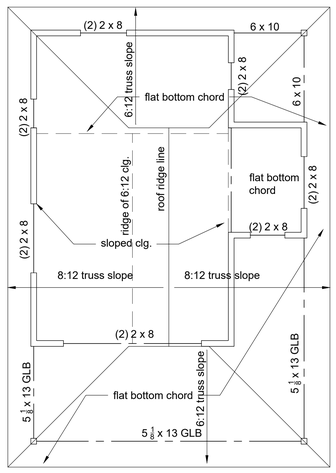
LEFT SIDE ELEVATION



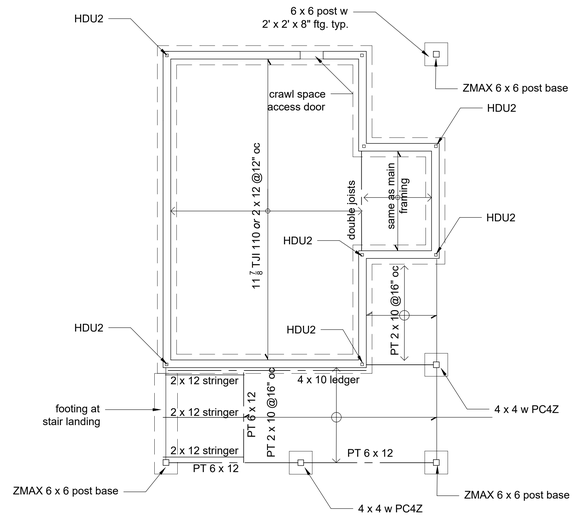
BACK ELEVATION



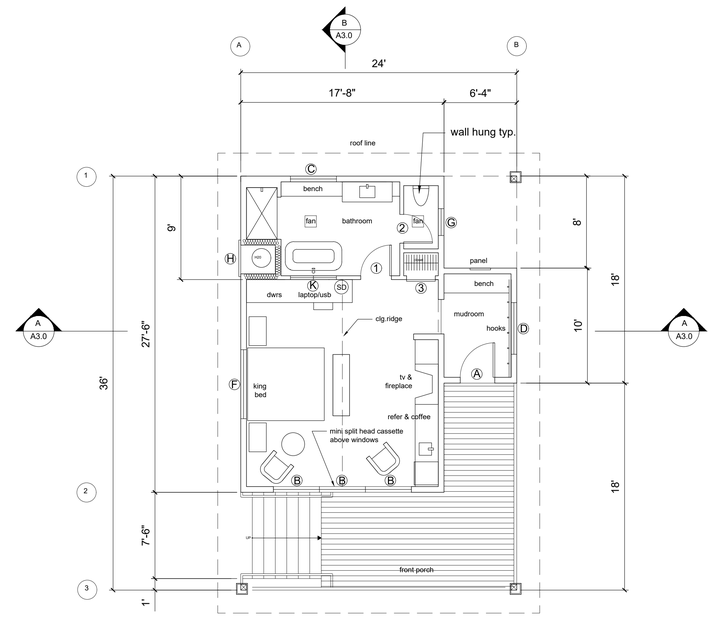
FRONT ELEVATION



WALL AND ROOF FRAMING



FOUNDATION/FLOOR FRAMING



A3 KING_DELUXE STAIRS DOOR R

B
A3.0

MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0" at 30" x 42"

1' 0' 8'

SCHEDULE NOTES:

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EXTERIOR DOORS AND WINDOWS

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
A	1	3'-0"	8'-0"	SWING DOOR	WOOD/FIBERGLASS	3 Panel configuration as shown or approved. Code programmable locking system
B	3	4-0"	6'-0"	SINGLE HUNG	"	Ganged together or (2) 2 x 4 in between TBD. TDL appearance at vertical center mullion.
C	1	4'-0"	6'-0"	SINGLE HUNG	"	Obscure reed glass as shown in lower lites. TDL appearance at center mullion.
D	1	4'-6"	2'-0"	FIXED/SLIDER	"	Center lite slides. 3 equal lites.
E	Not used Unit Type A					
F	1	6'-0"	2'0"	FIXED/SLIDER	"	2 outside lites slide. 4 equal lites.
G	1	1'-9"	2'-0"	AWNING	"	
H	1	3'-0"	8'-0"	DOOR PANEL w SIDING	"	Exempt from Energy Code. Utility access.
	9					

INTERIOR DOORS AND RELITE

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
K	1	3'-0"	5'-3"	SINGLE HUNG	WOOD/FIBERGLASS	Same configuration as window C. w obscure glass. Tempered glass all lites.
1	1	2'-8"	8'-0"	SWING	"	Panel and color TBD
2	1	2'-6"	8'-0"	SWING	"	Panel and color TBD
3	1	2'-6"	7'-0"	SWING	"	Panel and color TBD
	4					

YELLOWHAWK

2901 Old Milton Highway
Walla Walla, WA.
99362

5909
REGISTERED
ARCHITECT
PHILIP CHRISTOFIDES
STATE OF WASHINGTON

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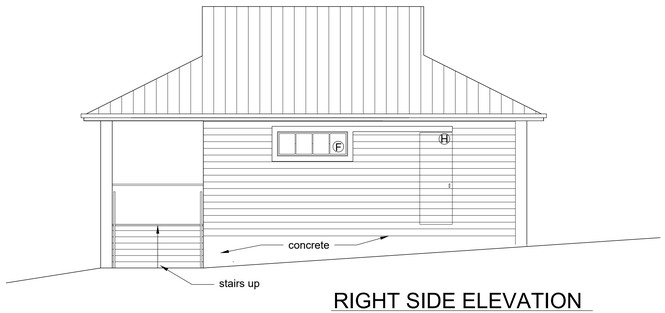
1236 Forrest Ln.
Walla Walla, WA. 99362

DATE : JULY 14, 2022

WW COUNTY REVIEW

PHASE : CONSTRUCTION 1

A2.2

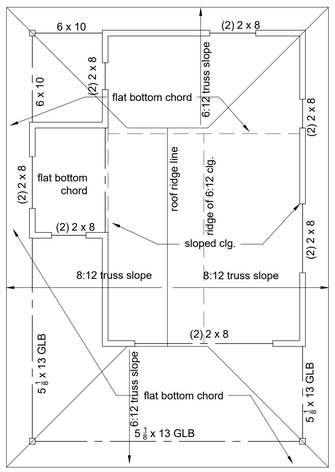


RIGHT SIDE ELEVATION

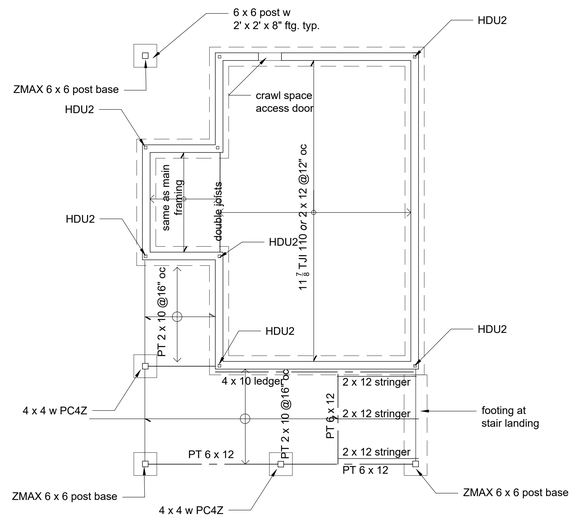
LEFT SIDE ELEVATION

BACK ELEVATION

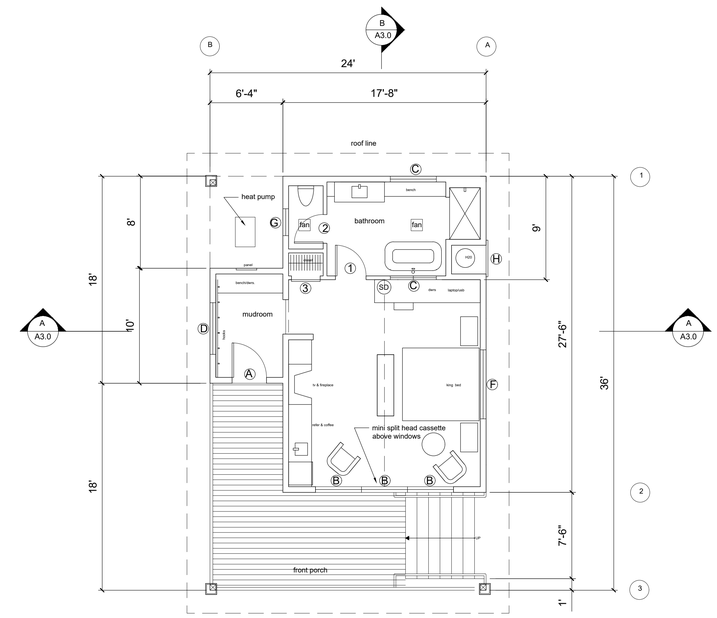
FRONT ELEVATION



WALL AND ROOF FRAMING



FOUNDATION/FLOOR FRAMING



A4 KING_DELUXE STAIRS DOOR L

MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0" at 30" x 42"

8' 0' 1'

SCHEDULE NOTES:

windows are measured as rough opening
Doors are measured to door leaf or slab
All exterior doors Andersen fiberglass "A" series with low E/heatlock glass.
Where doors and windows stack and/or align horizontally coordinate openings so that head trim aligns.
Color, trim, and hardware options as selected TBD.
See separate WSU/City of Seattle compliance forms for U values Energy code compliance
T indicates tempered glass required.

EXTERIOR DOORS AND WINDOWS

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
A	1	3'-0"	8'-0"	SWING DOOR	WOOD/FIBERGLASS	3 Panel configuration as shown or approved. Code programmable locking system
B	3	4-0"	6'-0"	SINGLE HUNG	"	Ganged together or (2) 2 x 4 in between TBD. TDL appearance at vertical center mullion.
C	1	4'-0"	6'-0"	SINGLE HUNG	"	Obscure reed glass as shown in lower lites. TDL appearance at center mullion.
D	1	4'-6"	2'-0"	FIXED/SLIDER	"	Center lite slides. 3 equal lites.
E	Not used Unit Type A					
F	1	6'-0"	2'0"	FIXED/SLIDER	"	2 outside lites slide. 4 equal lites.
G	1	1'-9"	2'-0"	AWNING	"	
H	1	3'-0"	8'-0"	DOOR PANEL w SIDING	"	Exempt from Energy Code. Utility access.
	9					

INTERIOR DOORS AND RELITE

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
K	1	3'-0"	5'-3"	SINGLE HUNG	WOOD/FIBERGLASS	Same configuration as window C. w obscure glass. Tempered glass all lites.
1	1	2'-8"	8'-0"	SWING	"	Panel and color TBD
2	1	2'-6"	8'-0"	SWING	"	Panel and color TBD
3	1	2'-6"	7'-0"	SWING	"	Panel and color TBD
	4					

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YELLOWHAWK

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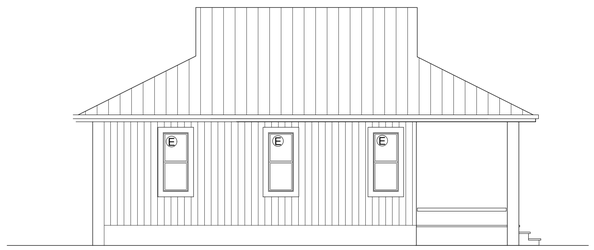
DATE : JULY 14, 2022

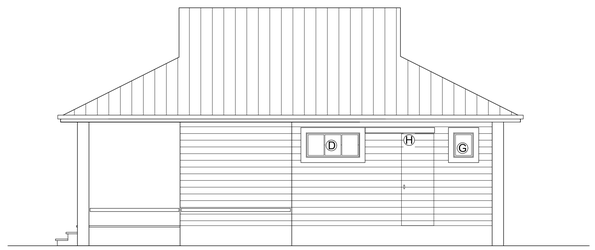
WW COUNTY REVIEW

PHASE : CONSTRUCTION 1

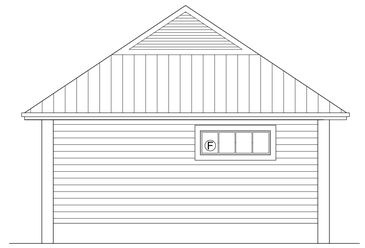
A2.3



RIGHT SIDE ELEVATION

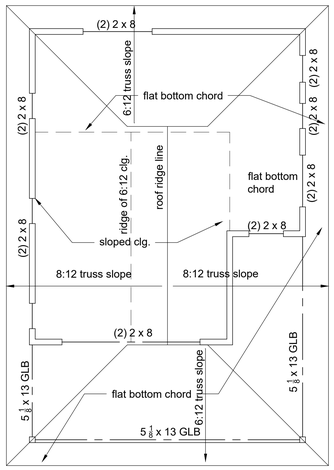


LEFT SIDE ELEVATION

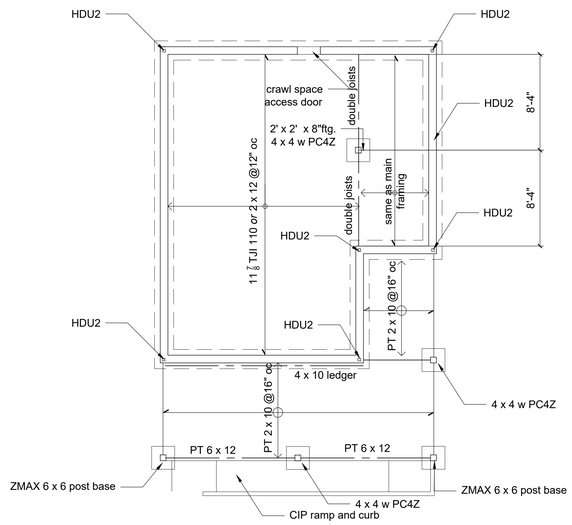


BACK ELEVATION

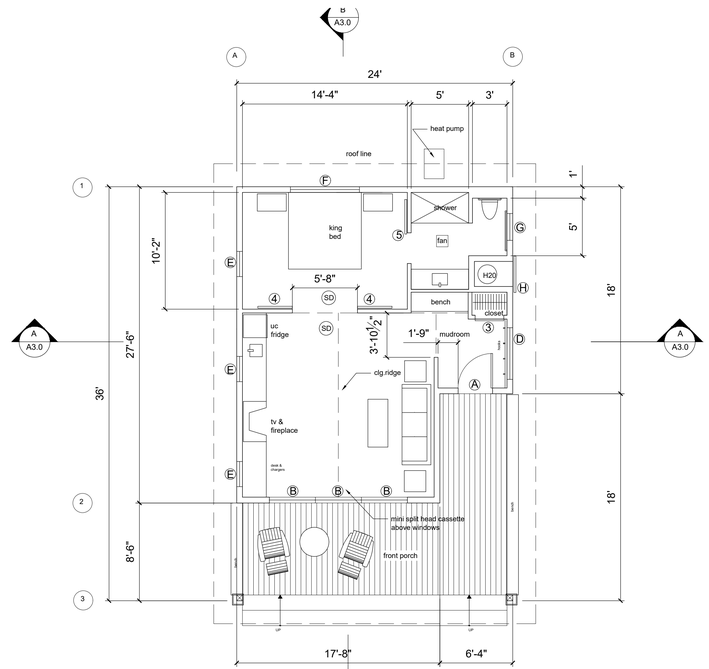
FRONT ELEVATION



WALL AND ROOF FRAMING



FOUNDATION/FLOOR FRAMING



B1 KING_SITTING AREA

MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0" at 30" x 42"

1' 0' 8'

SCHEDULE NOTES:

windows are measured as rough opening
Doors are measured to door leaf or slab
All exterior doors Andersen fiberglass "A" series with low E/heatlock glass.
Where doors and windows stack and/or align horizontally coordinate openings so that head trim aligns.
Color, trim, and hardware options as selected TBD.
See separate WSU/City of Seattle compliance forms for U values Energy code compliance
T indicates tempered glass required.

EXTERIOR DOORS AND WINDOWS

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
A	1	3'-0"	8'-0"	SWING DOOR	WOOD/FIBERGLASS	3 Panel configuration as shown or approved. Code programmable locking system
B	3	4-0"	6'-0"	SINGLE HUNG	"	Ganged together or (2) 2 x 4 in between TBD. TDL appearance at vertical center mullion.
C	NOT USED UNIT TYPE B					
D	1	4'-6"	2'-0"	FIXED/SLIDER	"	Center lite slides. 3 equal lites.
E	3	2'-0"	5'-0"	SINGLE HUNG	"	
F	1	6'-0"	2'-0"	FIXED/SLIDER	"	2 outside lites slide. 4 equal lites.
G	1	1'-9"	2'-0"	AWNING	"	
H	1	3'-0"	8'-0"	DOOR PANEL w SIDING	"	Exempt from Energy Code. Utility access.
	11					

INTERIOR DOORS AND RELITE

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
K	NOT USED UNIT TYPE B					
1	NOT USED UNIT TYPE B					
2	NOT USED UNIT TYPE B					
3	1	2'-6"	7'-0"	SWING	"	Panel and color TBD
4	2	3'-0"	8'-0"	BARN DOOR		Pair of doors on single barn door track Panel and color TBD

YELLOWHAWK

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99362

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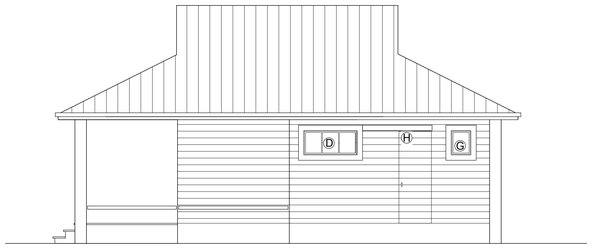
Walla Walla, WA. 99362

DATE : JULY 14, 2022

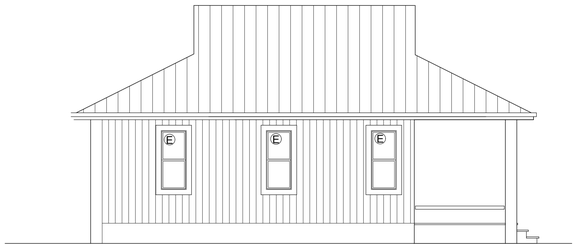
WW COUNTY REVIEW

PHASE : CONSTRUCTION 1

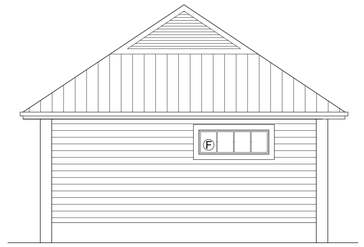
A2.4



RIGHT SIDE ELEVATION

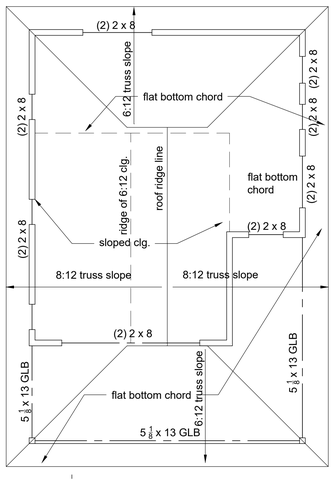


LEFT SIDE ELEVATION

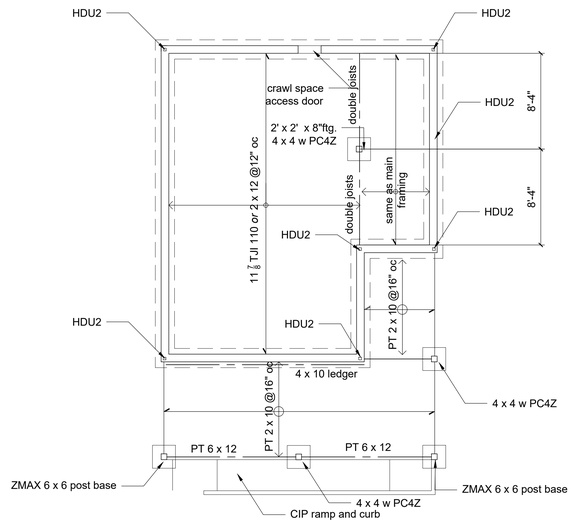


BACK ELEVATION

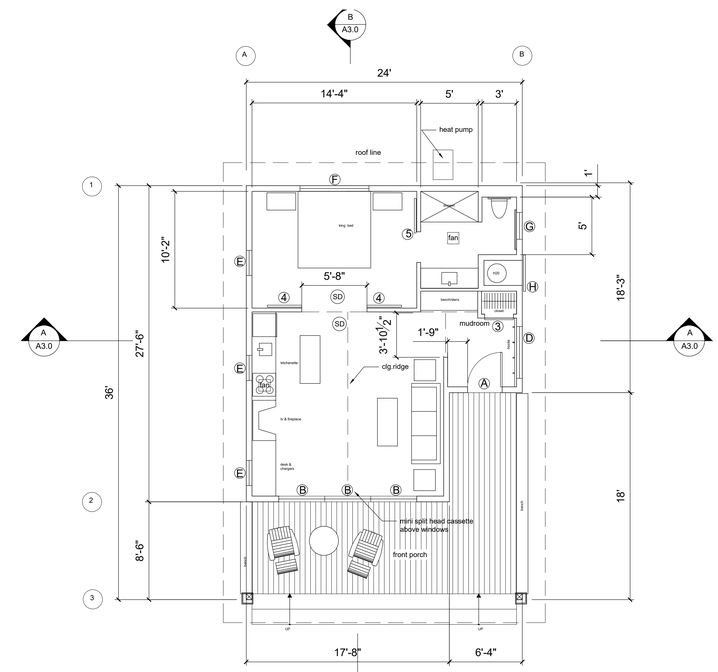
FRONT ELEVATION



WALL AND ROOF FRAMING



FOUNDATION/FLOOR FRAMING



B3 KING_SITTING AREA_KITCHENETTE

MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0" at 30" x 42"

1' 0' 8'

SCHEDULE NOTES:

windows are measured as rough opening
Doors are measured to door leaf or slab
All exterior doors Andersen fiberglass "A" series with low E/heatlock glass.
Where doors and windows stack and/or align horizontally coordinate openings so that head trim aligns.
Color, trim, and hardware options as selected TBD.
See separate WSU/City of Seattle compliance forms for U values Energy code compliance
T indicates tempered glass required.

EXTERIOR DOORS AND WINDOWS

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
A	1	3'-0"	8'-0"	SWING DOOR	WOOD/FIBERGLASS	3 Panel configuration as shown or approved. Code programmable locking system
B	3	4-0"	6'-0"	SINGLE HUNG	"	Ganged together or (2) 2 x 4 in between TBD. TDL appearance at vertical center mullion.
C	NOT USED UNIT TYPE B					
D	1	4'-6"	2'-0"	FIXED/SLIDER	"	Center lite slides. 3 equal lites.
E	3	2'-0"	5'-0"	SINGLE HUNG		
F	1	6'-0"	2'-0"	FIXED/SLIDER	"	2 outside lites slide. 4 equal lites.
G	1	1'-9"	2'-0"	AWNING	"	
H	1	3'-0"	8'-0"	DOOR PANEL w SIDING	"	Exempt from Energy Code. Utility access.
	11					

INTERIOR DOORS AND RELITE

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
K	NOT USED UNIT TYPE B					
1	NOT USED UNIT TYPE B					
2	NOT USED UNIT TYPE B					
3	1	2'-6"	7'-0"	SWING	"	Panel and color TBD
4	2	3'-0"	8'-0"	BARN DOOR		Pair of doors on single barn door track Panel and color TBD

YELLOWHAWK

2901 Old Milton Highway
Walla Walla, WA.
99362

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State of Washington

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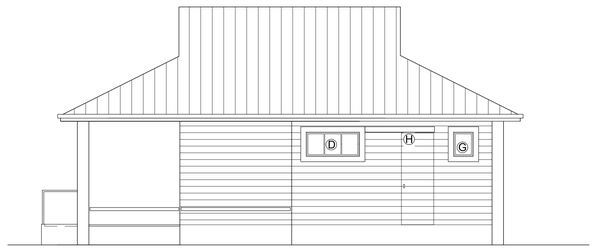
1236 Forrest Ln.
Walla Walla, WA. 99362

DATE : JULY 14, 2022

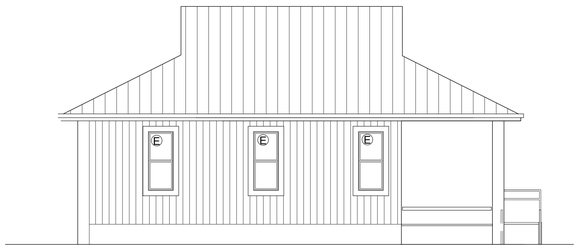
WW COUNTY REVIEW

PHASE : CONSTRUCTION 1

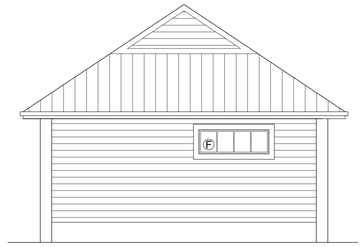
A2.5



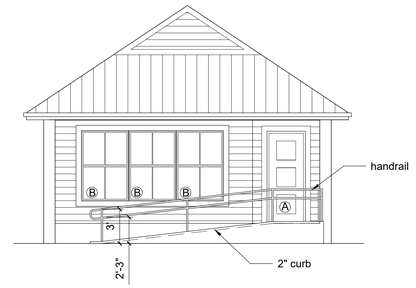
RIGHT SIDE ELEVATION



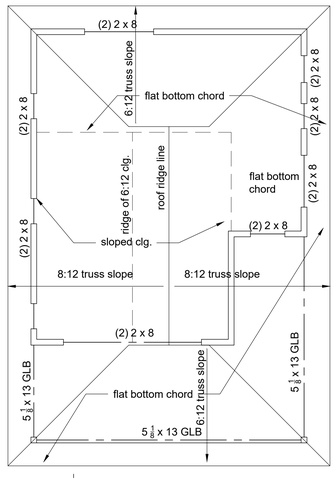
LEFT SIDE ELEVATION



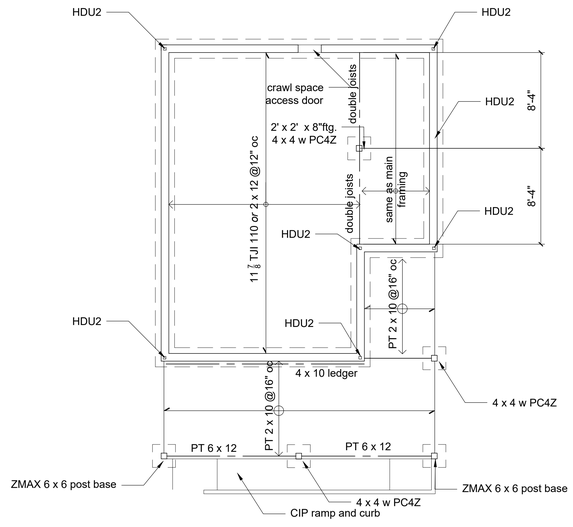
BACK ELEVATION



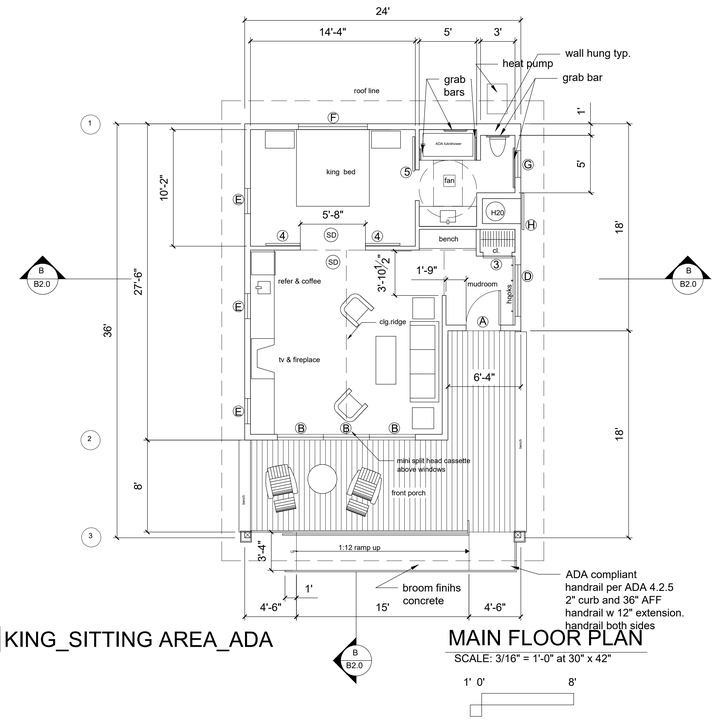
FRONT ELEVATION



WALL AND ROOF FRAMING



FOUNDATION/FLOOR FRAMING



B4 KING_SITTING AREA_ADA

MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0" at 30" x 42"

1' 0' 8'

SCHEDULE NOTES:

windows are measured as rough opening
Doors are measured to door leaf or slab
All exterior doors Andersen fiberglass "A" series with low E/heatlock glass.
Where doors and windows stack and/or align horizontally coordinate openings so that head trim aligns.
Color, trim, and hardware options as selected TBD.
See separate WSU/City of Seattle compliance forms for U values Energy code compliance
T indicates tempered glass required.

EXTERIOR DOORS AND WINDOWS

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
A	1	3'-0"	8'-0"	SWING DOOR	WOOD/FIBERGLASS	3 Panel configuration as shown or approved. Code programmable locking system
B	3	4-0"	6'-0"	SINGLE HUNG	"	Ganged together or (2) 2 x 4 in between TBD. TDL appearance at vertical center mullion.
C	NOT USED UNIT TYPE B					
D	1	4'-6"	2'-0"	FIXED/SLIDER	"	Center lite slides. 3 equal lites.
E	3	2'-0"	5'-0"	SINGLE HUNG		
F	1	6'-0"	2'-0"	FIXED/SLIDER	"	2 outside lites slide. 4 equal lites.
G	1	1'-9"	2'-0"	AWNING	"	
H	1	3'-0"	8'-0"	DOOR PANEL w SIDING	"	Exempt from Energy Code. Utility access.
	11					

INTERIOR DOORS AND RELITE

MARK	QTY	WIDTH	HEIGHT	OPERATION	MATERIAL	NOTES
K	NOT USED UNIT TYPE B					
1	NOT USED UNIT TYPE B					
2	NOT USED UNIT TYPE B					
3	1	2'-6"	7'-0"	SWING	"	Panel and color TBD
4	2	3'-0"	8'-0"	BARN DOOR		Pair of doors on single barn door track Panel and color TBD

YELLOWHAWK

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99362

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Walla Walla, WA. 99362

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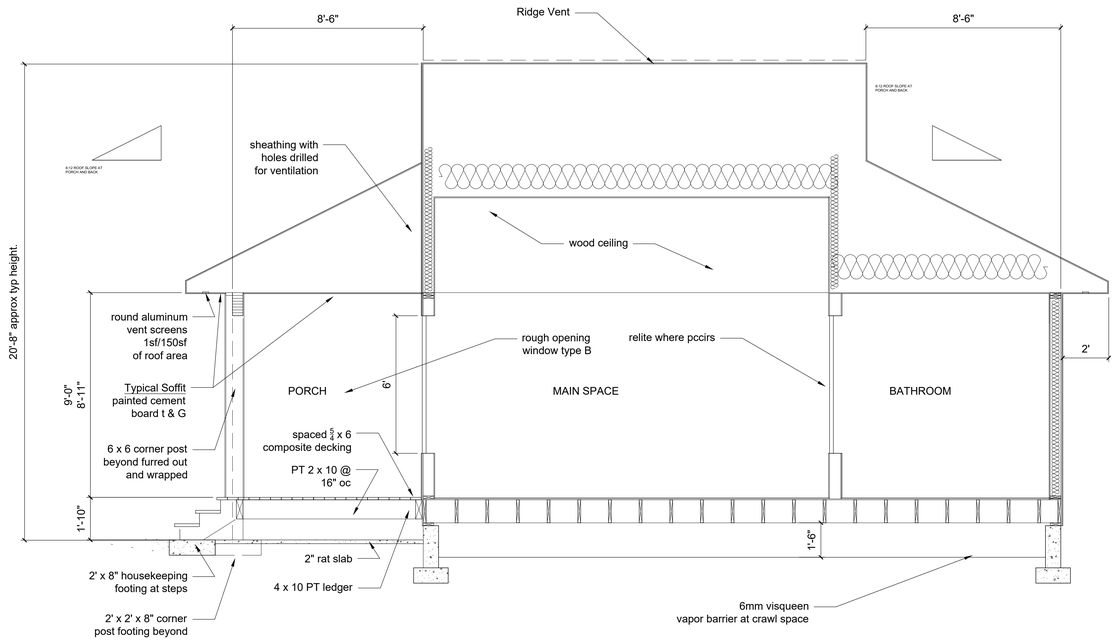
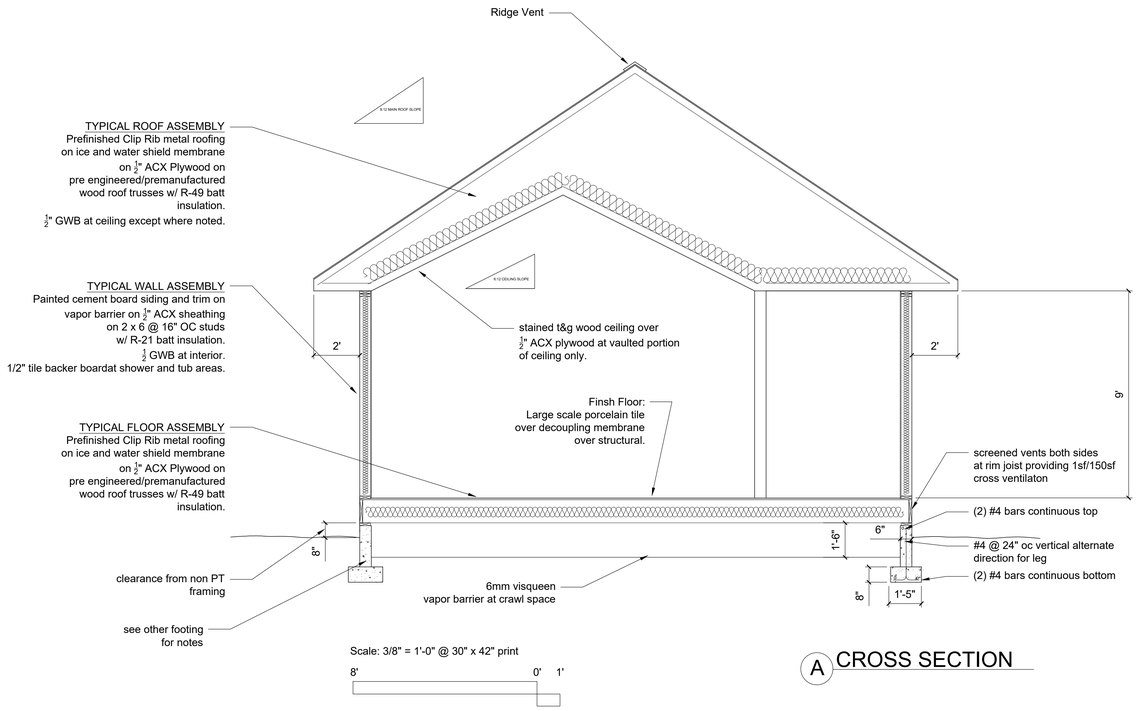
WW COUNTY REVIEW

PHASE : CONSTRUCTION 1

A2.6



B CROSS SECTION



Scale: 3/8" = 1'-0" @ 30" x 42" print

8' 0' 1'

A CROSS SECTION

GENERAL STRUCTURAL NOTES

CRITERIA

1. ALL MATERIALS WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AS ADOPTED BY WALLA WALLA COUNTY.

2. R403.1(1) DESIGN LOADING CRITERIA

ROOF SNOW LOAD	30 PSF
FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
ATTIC LIVE LOAD (UNINHABITED ATTICS WITHOUT STORAGE)	10 PSF

PRESCRIPTIVE SIZING
MINIMUM FOOTING SIZE 12" W X 6" T

R403.3.(2) AIR FREEZING INDEX 1500 OR LESS

EARTHQUAKE (EQUIVALENT LATERAL FORCE PROCEDURE) SITE CLASS D
SEISMIC DESIGN CATEGORY= C
RISK CATEGORY = II

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ALL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

R 401.4.1 GEOTECHNICAL

10. FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE, UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.

BACKFILL BEHIND ALL RETAINING WALLS, WHERE INDICATED WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

ALLOWABLE SOIL PRESSURE 1,500 PSF

R402.2 CONCRETE

11. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED, AND PLACED IN ACCORDANCE WITH ACI 318-14 AND ACI 301-10. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH (f'c) OF 2500 PSI, SHALL CONTAIN NO LESS THAN 5-1/2 SACKS OF CEMENT, HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.45, AND A SLUMP OF 5 INCHES OR LESS.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494M, AND C618. UNLESS OTHERWISE NOTED THE TOTAL AIR CONTENT SHALL BE 5% AIR CONTENT SHALL BE SAMPLED IN ACCORDANCE WITH ASTM C172 ABD ARI CONTENT MEASURED IN ACCORDANCE WITH ASTM C231 OR C173.

12. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENTS S1), GRADE 40, Fy = 40,000 PSI.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185

13. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI SP-66-04 AND ACI 318-14 CHAPTER 25. UNLESS OTHERWISE NOTED LAP REINFORCEMENT A MINIMUM OF 48 X BAR DIAMETER AND EMBED STANDARD 90 DEGREE HOOKS A MINIMUM OF 6-INCHES. LAP SPLICES SHALL BE STAGGERED SUCH THAT A MAXIMUM OF 50% OF THE TOTAL REINFORCEMENT IS SPLACED AT ANY ONE LOCATION. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS.

LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. FIELD BENDING OF GRADE 60 REINFORCEMENT SHALL NOT BE ALLOWED.

14. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
ALL OTHER SURFACES 1-1/2"

15. SLABS-ON-GRADE UNLESS NOTED OTHERWISE SHALL BE 4" CONCRETE, REINFORCED WITH 6X6 W1.4XW1.4 WELDED WIRE FABRIC CENTERED IN SLAB. UNLESS OTHERWISE DIRECTED BY SOILS REPORT PROVIDE MINIMUM 10 MIL VAPOR BARRIER OVER 4" OF COMPACTED SAND OR GRAVEL.

R505.3.1 FRAMING ANCHORS

A. CONCRETE ANCHORS
1. ½" ANCHOR BOLTS CAST INTO FOUNDATION WALL AT 4'-0" OC NAILING PER TABLE R505.3.1(1).

R507.2.3 DECK CONNECTORS

2. METAL FRAMING CONNECTORS
GALVANIZED BOLTS, NUTS, AND WASHERS PER TABLE R507.2.3. COATINGS AND THICKNESSES AS INDICATED. ALTERNATES FOR DECKING FASTENERS INCLUDE STAINLESS STEEL, SILICON BRONZE, OR COPPER.

R502.3.1 FLOOR JOISTS & BEAMS

17. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS.

FLOOR JOISTS 2 X 12 @ 12"OC (MAX SPAN 18'-6" HEM-FIR NO. 1 (OR MANUFACTURED JOISTS @ 16"oc)

BEAM AND STRINGERS: DOUGLAS FIR LARCH NO. 1
(6 X AND LARGER MEMBERS)

POSTS AND TIMBERS: DOUGLAS FIR LARCH NO. 1
(6 X AND LARGER MEMBERS)

STUDS PLATES & MISCELLANEOUS LIGHT FRAMING DOUGLAS FIR LARCH OR HEM-FIR NO. 2,

18. (FINGER JOINTED STUDS MAY NOT BE USED FOR STRUCTURAL FRAMING

FLOOR SHEATHING
5/8" ACX PLYWOOD MINIMUM THICKNESS

19. GLUED LAMINATED MEMBERS SHALL BE FABRICATED AND IDENTIFIED AS REQUIRED BY ASTM D3737 AND AITC A190.1. EACH MEMBER SHALL BEAR AN AITC IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC CERTIFICATE OF CONFORMANCE. IN ADDITION ALL GLULAMS SHALL CONFORM TO APA PERFORMANCE STANDARD PRG-320. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, F_{by}= 2,400 PSI, F_v= 265 PSI, E = 1,800,000 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, F_{by} = 2,400 PSI, F_v= 265 PSI, E = 1,800,000 PSI.

ALL COLUMNS SHALL BE COMBINATION 2-DF-L2 AS FOLLOWS:

TWO LAMINATIONS	F_c = 1600 PSI, F_t = 1250 PSI, F_{bx} = 1700 PSI, F_{by} = 1300 PSI,	E = 1,600,000 PSI
THREE LAMINATIONS	F_c = 1600 PSI, F_t = 1250 PSI, F_{bx} = 1700 PSI, F_{by} = 1600 PSI,	E = 1,600,000 PSI
FOUR OR MORE LAMINATIONS	F_c = 1950 PSI, F_t = 1250 PSI, F_{bx} = 1700 PSI, F_{by} = 1800 PSI,	E = 1,600,000 PSI

UNLESS OTHERWISE NOTED CAMBER ALL GLULAM BEAMS TO 3,500 FOOT RADIUS. WHERE REQUIRED BEAMS AND COLUMNS SHALL BE PRESSURE TREATED AFTER MANUFACTURE IN ACCORDANCE WITH AMERICAN WOOD-PRESERVATIVES ASSOCIATION STANDARD U1.

20. LAMINATED VENEER LUMBER (LVL): EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED ICC-ES EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: F_b = 2600 PSI, Fv = 285 PSI, E = 2,000,000 PSI.

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY WEYERHAEUSER. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER, ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

21. LAMINATED STRAND LUMBER (LSL): EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED I.C.C.—E.S. EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: F_b = 2325 PSI, Fv = 310 PSI, E = 1,550,000 PSI.

LSL RIM JOISTS SHALL CONFORM TO ANSI/APA PRR 410 AND SHALL BE MARKED IN ACCORDANCE WITH THE STANDARD.

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY WEYERHAEUSER. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER, ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

22. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOIST MANUFACTURED BY THE WEYERHAEUSER. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

23. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION; ANSI / TP 1-2014 FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

TOP CHORD LIVE LOAD REFER TO DESIGN LOADING CRITERIA
MINIMUM TOP CHORD DEAD LOAD 10 PSF
MINIMUM BOTTOM CHORD DEAD LOAD 5 PSF
WIND UPLIFT (TOP CHORD) VARIES, TO BE CALCULATED BY TRUSS MANUFACTURER

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANG-NAIL OR EQUAL) AND SHALL BE CONFIGURED SUCH THAT THE MAXIMUM OPENING BETWEEN MEMBERS DOES NOT EXCEED 42"X24". SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS MEETING THE REQUIREMENTS OF INTERNATIONAL BUILDING CODE SECTION 2303.4 TO THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING OFFICIAL FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC. SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS-TO-TRUSS AND TRUSS-TO-GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING. THE TRUSS MANUFACTURER SHALL COORDINATE LOCATIONS AND SUPPORT CONFIGURATIONS OF PLUMBING, MECHANICAL UNITS, DUCT WORK, AND OTHER MISCELLANEOUS ITEMS WITH THE CONTRACTOR PRIOR TO FABRICATION. TRUSSES SHALL BE DESIGNED TO SUPPORT ALL LOADS ASSOCIATED WITH SUCH ITEMS. THE TRUSS SHOP DRAWINGS SHALL INCLUDE ALL DESIGN LOADS AND APPROVED HANGER CONNECTION DETAILS TO TRUSS CHORDS FOR SUPPORT OF HUNG MECHANICAL SYSTEM COMPONENTS. ANY VARIATION FROM THE BEARING POINTS INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL.

24. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1-09 OR PS 2-10 AND AMERICAN PLYWOOD ASSOCIATION PERFORMANCE STANDARD PRP-108. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS. EACH PANEL SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY.

25. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE, PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC. AND CONCRETE OR MASONRY.

PRESSURE TREATED LUMBER SHALL COMPLY WITH THE AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) STANDARD U1, COMMODITY SPECIFICATION A

ALL TREATED LUMBER SHALL BEAR THE QUALITY MARK OF AN ACCREDITED INSPECTION AGENCY. THE QUALITY MARK SHALL INCLUDE:

A. IDENTIFICATION OF TREATING MANUFACTURER
B. TYPE OF PRESERVATIVE USED
C. MINIMUM PRESERVATIVE RETENTION (PCF)
D. END USE FOR WHICH THE PRODUCT IS TREATED
E. IDENTITY OF THE ACCREDITED INSPECTION AGENCY
F. STANDARD TO WHICH THE PRODUCT IS TREATED

26. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. SHIMS, WHERE REQUIRED, SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. ALL LAG SCREWS SHALL BE INSTALLED IN PRE-DRILLED HOLES.

UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON AND MAXIMUM NUMBER OF NAILS AS SPECIFIED BY THE MANUFACTURER SHALL BE PROVIDED.

UNLESS NOTED OTHERWISE ALL SAWN LUMBER JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS AND ALL PREFABRICATED PLYWOOD WEB JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS UNLESS NOTED OTHERWISE.

ALL CONNECTIONS IN CONTACT WITH PRESERVATIVE-TREATED OR FIRE-RETARDANT-TREATED WOOD, SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL. HOT DIPPED GALVANIZED FASTENERS SHOULD CONFORM TO ASTM STANDARD 153, AND HOT DIPPED GALVANIZED CONNECTORS SHOULD CONFORM TO ASTM STANDARD A653 (CLASS G-185). STAINLESS STEEL FASTENERS AND CONNECTORS SHOULD BE TYPE 304 OR 316. NOTE: ELECTROPLATED GALVANIZED FASTENERS AND CONNECTORS ARE NOT TO BE USED WITH PRESSURE TREATED WOOD. SIMPSON PRODUCT FINISHES CORRESPONDING TO THE ABOVE REQUIREMENTS ARE ZMAX (HOT DIPPED GALVANIZED) AND SST300 (STAINLESS STEEL). STAINLESS STEEL HARDWARE AND FASTENERS SHALL NOT BE COMBINED WITH UNTREATED OR GALVANIZED MATERIAL.

26. WOOD FASTENERS:

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	0.148"
16d	3-1/2"	0.162"

DESIGN IS BASED ON COMMON STEEL WIRE NAILS MEETING THE REQUIREMENTS OF ASTM F1667. USE OF ALTERNATE FASTENERS MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO THE START OF CONSTRUCTION.

B. NAILS – PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

27. WOOD FRAMING NOTES – THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE AS SPECIFIED ABOVE. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. INSTALLATION OF BOLTS AND LAG SCREWS SHALL CONFORM TO SECTIONS 12.1.3 AND 12.1.4 OF THE 2015 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. NATURALLY DURABLE OR PRESSURE TREATED WOOD SHALL BE PROVIDED WHERE REQUIRED BY SECTION 2304.12 OF THE INTERNATIONAL BUILDING CODE.

B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2X6 AT 16" O.C. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2 x 8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED AND SHALL BEAR FULLY ON A MINIMUM OF TWO STUDS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE SOLID BLOCKING BETWEEN STUDS AT MID_HEIGHT OF ALL STUD WALLS OVER 10' IN HEIGHT.

STUDS MAY BE NOTCHED, CUT, OR PENETRATED WITH ROUND BORED HOLES AS FOLLOWS:

STUD SIZE	MAXIMUM NOTCH / CUT	MAXIMUM BORED HOLE
2X4	7/8"	1-3/8"
2X6	1-3/8"	2-1/8"

BORED HOLES SHALL NOT BE LOCATED WITH 5/8" FROM THE EDGE OF THE STUD OR AT THE SAME LOCATION AS A NOTCH OR CUT.

WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d AT 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS AT 4" O.C. EACH SIDE OF JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'_0" O.C. UNLESS INDICATED OTHERWISE. PROVIDE 3"x3" x1/4" HOT-DIPPED GALVANIZED PLATE WASHERS AT ALL ANCHOR BOLTS. INDIVIDUAL MEMBERS OF BUILT_UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16d NAILS @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5d COOLER NAILS FOR 1/2" GWB AND 6d COOLER NAILS FOR 5/8" GWB. PROVIDE 15/32" APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8d NAILS @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH NAILS @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS.

NOTCHES AT THE END OF JOISTS AND RAFTERS SHALL NOT EXCEED 1/4 THE DEPTH OF THE MEMBER. NOTCHES IN THE TOP OR BOTTOM SHALL NOT EXCEED 1/6 THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED WITHIN THE MIDDLE 1/3 OF THE SPAN. THE DIAMETER OF ROUND HOLES BORED IN JOISTS AND RAFTERS SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED WITHIN 2" FROM THE TOP OR BOTTOM EDGE.

TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI_JOIST BEAMS TOGETHER WITH TWO ROWS OF 16d @ 12" O.C. ATTACH RAFTERS AND ROOF TRUSSES AT BEARING LINES WITH H2.5 @ 24" O.C. UNLESS OTHER METAL CONNECTIONS ARE PROVIDED.

UNLESS OTHERWISE NOTED ON THE PLANS, APA RATED ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND NAILED WITH NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE_AND_GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF AND FLOOR SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" O.C. UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PLYWOOD PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.

YELLOWHAWK

2901 Old Milton Highway
Walla Walla, WA.
99362

5509 REGISTERED ARCHITECT CHRISTOPHER STATE OF WASHINGTON

ARCHITECT
christofides.philip@gmail.com
206-295-1321
1236 Forrest Ln.
Walla Walla, WA. 99362

DATE : JULY 14, 2022
WW COUNTY REVIEW
PHASE : CONSTRUCTION 1

A3.0

Exhibit 7

DECEMBER 13, 2021 – MEMO

This memorandum documents the trips generated by the proposed development and confirms that a Type-1 transportation impact analysis (TIA), also called an Access Review, is not required in accordance with the Walla Walla County (County) Traffic Impact Analysis Guidelines dated May 2010.

The applicant proposes 20 short-term rental units (cottages) and two single-family residences that will serve as a permanent residence for staff. One of the single-family residences will replace the existing vacation rental by owner (VRBO) unit that sleeps up to 20 people.

The trip generation for the exisitng and proposed land uses were based on the average trip rates for single-family housing (land use code 210) and recreational homes (land use code 260), from the Institute of Transportation Engineers' (ITE) Trip Generation Manual 11th Edition because the land use description best matches the existing and proposed land uses. The average trip rate was used because the size of the independent variables is outside the ITE data range.

Based on the applicant's observation, the existing VRBO unit generates approximately 10 daily trips. The ITE 260 land use suggests 4 daily trips. As a conservative approach, PBS used the trip generation from the ITE 260 land use, acknowledging that the actual number of trips generated may be higher and closer to the applicant's observation. Table 1 presents the trip generation estimates. Detailed trip generation calculations are attached.

Table 1. Net New Trip Generation for Yellowhawk Resort

Yellowhawk Resort – Proposed				ADT			AM			PM		
ITE Code	**Land Use**	**Total**	**Unit**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**
260	Recreational Homes	20	Dwelling Units	35	36	71	2	2	4	3	3	6
210	Single-Family Detached Housing	2	Dwelling Units	9	10	19	0	1	1	1	1	2
			Total Proposed Trips	44	46	90	2	3	5	4	4	8

Yellowhawk Resort – Existing				ADT			AM			PM		
ITE Code	**Land Use**	**Total**	**Unit**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**
260	Recreational Homes	1	Dwelling Units	*2*	*2*	*4*	*0*	*0*	*0*	*0*	*0*	*0*
			Existing Trips	*2*	*2*	*4*	*0*	*0*	*0*	*0*	*0*	*0*
			Net New Trips	**42**	**44**	**86***	**2**	**3**	**5**	**4**	**4**	**8**

Note: negative values are shown in italics.

* The daily total maybe as low as 80 trips per day based on the applicant's observations of daily trips from the existing recreational home to be removed.

The proposed Yellowhawk Resort is anticipated to generate 86 net new vehicle trips on a typical weekday, including 5 net new trips during the AM peak hour and 8 net new trips during the PM peak hour. The resort will generate less than 20 peak hour trips and less than 100 daily trips; therefore, a Type-1 TIA, or Access Review, is not required in accordance with County guidelines.

Land Use: 311
All Suites Hotel

Description

An all suites hotel is a place of lodging that provides sleeping accommodations, a small restaurant and lounge, and small amounts of meeting space. Each suite includes a sitting room and separate bedroom. An in-room kitchen is often provided. Hotel (Land Use 310), business hotel (Land Use 312), motel (Land Use 320), and resort hotel (Land Use 330) are related uses.

Additional Data

Six studies provided information on occupancy rates at the time the studies were conducted. The average occupancy rate for these studies was approximately 74 percent.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, and the 2010s in Florida, Georgia, Minnesota, Montana, Virginia, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Source Numbers

216, 436, 818, 870, 872, 1048

Land Use: 260
Recreational Homes

Description

A recreational home is either (1) a second home used by its owner periodically for recreation or (2) rented on a seasonal basis. Some sites in the database are located within a resort that contains local services and complete recreational facilities. Timeshare (Land Use 265) is a related land use.

Additional Data

A large number of internal trips are made for recreational purposes in resort communities containing recreational homes.

The sites were surveyed in the 1980s, the 2000s, and the 2010s in California, New York, and Oregon.

Source Numbers

187, 901, 968, 1046

All Suites Hotel
(311)

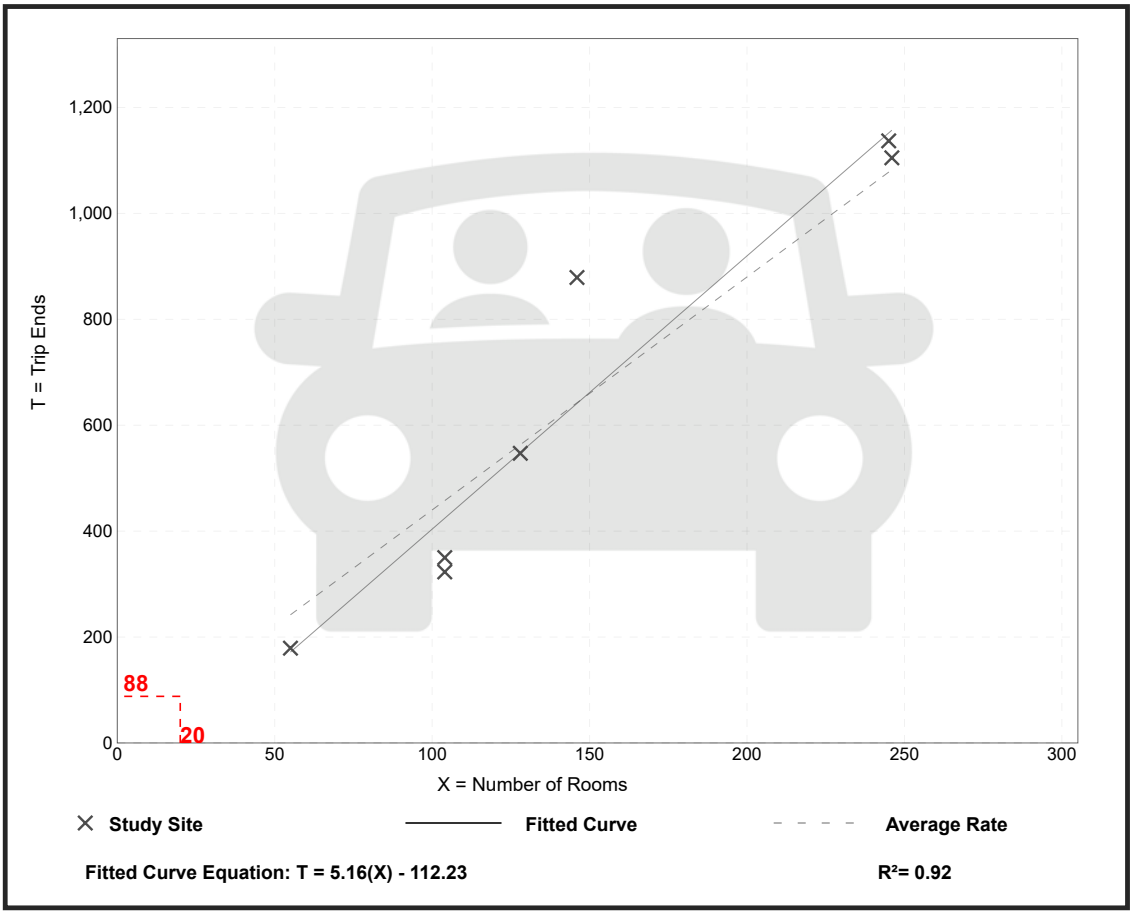
Vehicle Trip Ends vs: **Rooms**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 7
Avg. Num. of Rooms: 147
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
4.40	3.11 - 6.02	0.93

Data Plot and Equation



Fitted Curve Equation: T = 5.16(X) - 112.23

R^2= 0.92

Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

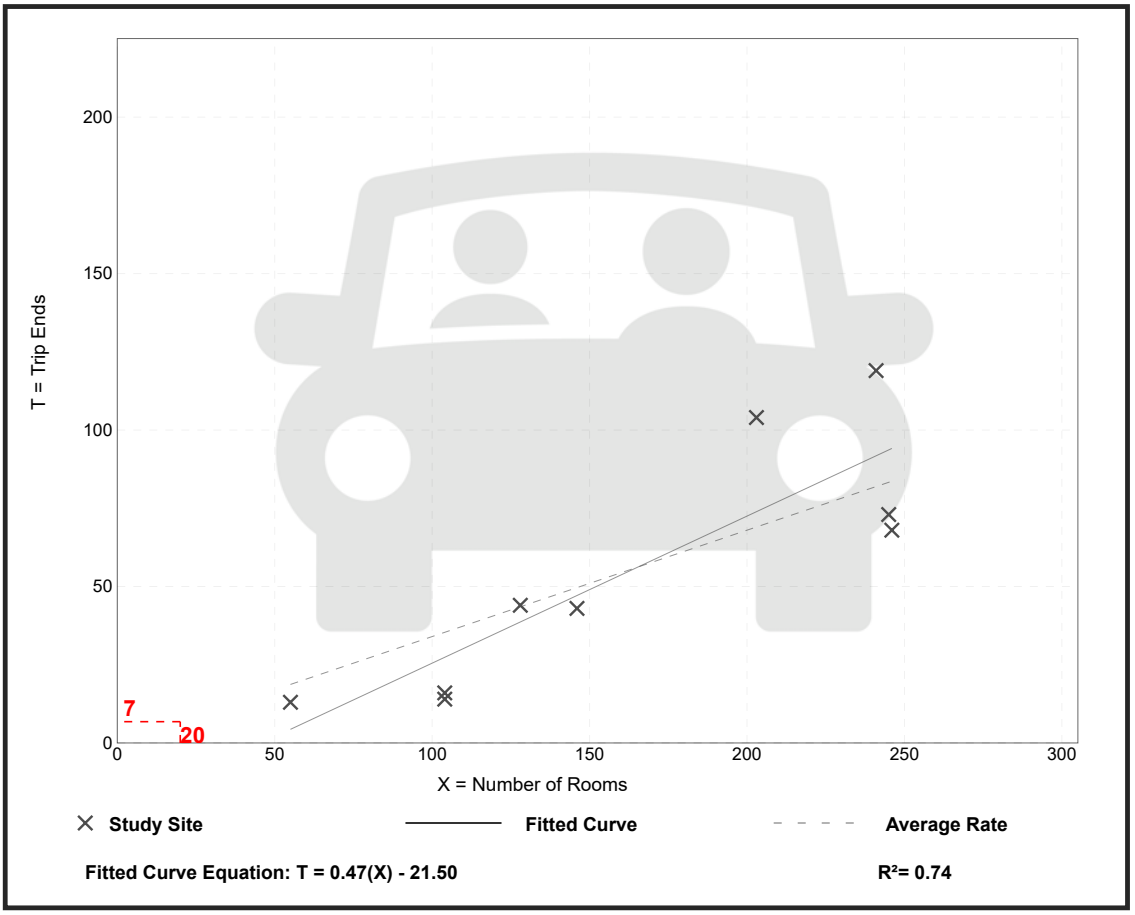
All Suites Hotel
(311)

Vehicle Trip Ends vs:	**Rooms**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	9
Avg. Num. of Rooms:	164
Directional Distribution:	53% entering, 47% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.34	0.13 - 0.51	0.13

Data Plot and Equation



Fitted Curve Equation: T = 0.47(X) - 21.50

R^2= 0.74

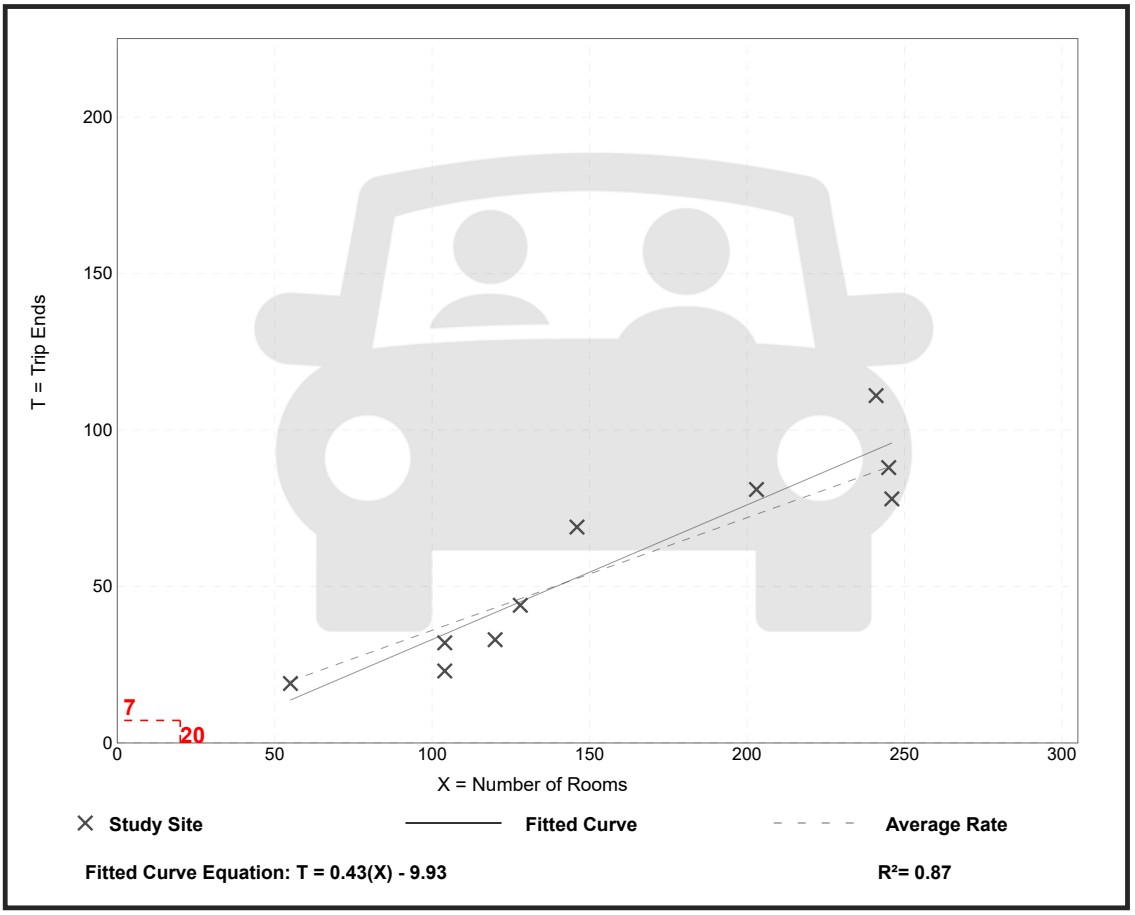
All Suites Hotel
(311)

Vehicle Trip Ends vs:	**Rooms**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	10
Avg. Num. of Rooms:	159
Directional Distribution:	49% entering, 51% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.36	0.22 - 0.47	0.08

Data Plot and Equation



Fitted Curve Equation: T = 0.43(X) - 9.93

R^2= 0.87

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
4601 N. Monroe Street • Spokane, Washington 99205-1295 • (509) 329-3400
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

March 24, 2022

Jennifer Ballard
Senior Planner
Walla Walla County
310 West Poplar Street, Suite 200
Walla Walla, WA 99362

Re: Yellowhawk Resort Bed & Breakfast South Parcel
File: SEPA22-004/CUP22-004/CAP22-004

Dear Jennifer Ballard:

Thank you for the opportunity to comment on the Notice of Application and anticipated Determination of Nonsignificance regarding Yellowhawk Resort Bed & Breakfast South Parcel project (Proponent: Walla Walla County Department of Public Works). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Hazardous Waste and Toxics Reduction Program-Huckleberry Palmer (509) 952-5442

Please keep in mind that during the construction activities associated with the Yellowhawk Resort Bed & Breakfast South Parcel 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, as well as a link to identify and designate your wastes on the Common Construction and Demolition Wastes website at https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition.

The applicant, as the facility generating the waste, bears the responsibility for all construction 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 Huckleberry Palmer at (509) 952-5442 or via email at Huckleberry.Palmer@ecy.wa.gov.

Water Quality Program-Shannon Adams (509) 329-3610

Section A.10 states the applicant will obtain a Construction Stormwater General Permit for the Yellowhawk Resort Bed & Breakfast South Parcel project. Ecology agrees that a permit is required.

For more information or technical assistance regarding the requirements of a Construction Stormwater General Permit, please contact Shannon Adams at (509) 329-3610 or via email at Shannon.Adams@ecy.wa.gov.

Water Resources Program-Herm Spangle (509) 329-3488

Water use quantities are subject to Walla Walla County zoning restrictions. The applicant should contact the Walla Walla County Community Development Department for more information on zoning restrictions.

For more information, please contact Herm Spangle at (509) 329-3488 or via email at herm.spangle@ecy.wa.gov.

State Environmental Policy Act (SEPA)-Cindy Anderson (509) 655-1541

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: 202201114)

Cc: Scott Clark, Yellowhawk Resort WW, LLC

Exhibit 9

Washington State Department of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

March 22, 2022

Walla Walla County Community Development
310 W. Poplar, Suite 200
Walla Walla, WA 99362

Attention: Jennifer Ballard, CFM, CNU-A, AICP, Senior Planner

Subject: SEPA22-004, Yellowhawk B&B
SR 125 milepost 1.62 left, Old Milton Highway Vicinity

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to State Route 125 (SR 125), a partially controlled limited access facility with a posted speed limit of 55 miles per hour. WSDOT has acquired all access rights to the highway. Private access is restricted solely to deeded approaches.

  According to our records, Lot 1 has the right to an existing Type B at milepost 1.21 left. Type B approaches are restricted solely to the normal use and operation of a farm, and not for retail marketing. We require a restrictive note be put on the boundary line adjustment indicating this approach is restricted for said use and exclusive to Lot 1.

- Any proposed lighting should be direct down towards the site and away from SR 125.

- Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. The proponent should contact Trevor McCain of the WSDOT Headquarters Traffic Office for specifics. He can be reached at (360) 705-7282.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Paul Gonseth

Paul Gonseth, P.E.
Planning Engineer

PG: jjp/mnk

cc: SR 125, File #2022_ 001
Larry Batterton, Area 4 Maintenance Superintendent

\\wsdot.loc\scdfs00\Public\459005\DEVREV\SR125\2022_125_001_WWCo_SEPA22-004_Yellowhawk_B&B\WWCo_SEPA22-004_Yellowhawk_B&B.docx

Exhibit 10

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

March 23, 2022

Jennifer B. Ballard
Senior Planner
Walla Walla County Community Development
310 W. Poplar St
Walla Walla, WA

In future correspondence please refer to:
Project Tracking Code: 2022-03-01750
Property: Yellowhawk Resort Bed and Breakfast Type II, North & South Parcels (SEPA22-003/004)
Re: Survey Requested

Dear Jennifer Ballard:

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. This is due, in part, to the proximity of the proposed project area to the confluence of Yellowhawk Creek and the Walla Walla River, resources that may have been important to both Native Americans and settlers in the past. 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,

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov

Exhibit 11

Walla Walla County
PUBLIC WORKS

Address/Project: **Yellowhawk Resort B&B, CUP22-003 and CUP22-004**
Date: **March 29, 2022**
Reviewer: **Joy Bader, 524-2733**

1. All stormwater must be retained and infiltrated onsite. Construction stormwater BMPs are required, sufficient to prevent erosion and sediment transport. Sediment track-out shall be minimized to the maximum extent possible, and track-out shall be cleaned up prior to the end of each working day. If construction activities will disturb more than an acre of ground, obtain coverage under Ecology's Construction Stormwater General Permit.

2. If construction activities will disturb more than an acre of ground, submit a Stormwater Site Plan prepared in accordance with Chapter 3 of the Stormwater Management Manual for Eastern Washington and in compliance with Title 11 of the Walla Walla County Code, prior to building or grading permit issuance. Address applicable stormwater elements, as required by Title 11 and the Stormwater Management Manual for Eastern Washington, including construction stormwater, stormwater treatment and retention.

Walla Walla County
PUBLIC WORKS

Address/Project: **TRAFFIC IMPACT ANALYSIS ~~225 Vineyard Ln~~/CUP22-003 and 4**
Date: **September 21, 2022** JD 10-4-22
Reviewer: **Joy Bader, 524-2733**

1. Based on professional judgment and conversations with the project engineer John Manix, Walla Walla County Public Works concludes that no further analysis is warranted. The projected trips either fall below the threshold for a Type I analysis with LUC 260 or withing rounding error of the threshold with LUC 311. Sufficient analysis has been provided for the adequate assessment of transportation impacts due to the proposed project. The roadway network within the near vicinity functions well and has adequate capacity.

Exhibit 12

Jennifer Ballard

From: Hartwig, Eric A. (ECY) <EHAR461@ECY.WA.GOV>
Sent: Thursday, April 14, 2022 11:33 AM
To: Jennifer Ballard
Subject: RE: Yellowhawk Resort Water Availablity: Request for Comments: SEPA22-004/CUP22-004 & 004/CAP22-004 & 006

It is a max of 80 gallons per minute for the domestic water. A lot of developments and water suppliers use storage tanks to meet the demands. This looks like it could meet the needs of the proposed development if they know what they are doing.

Eric Hartwig
Department of Ecology
Water Master
509-540-7680

Exhibit 13

2982

S. F. No. 7361—1-57—3M. 47578.

CERTIFICATE RECORD NO. 6 PAGE NO. 2982-A

STATE OF WASHINGTON, COUNTY OF Walla Walla

Certificate of Ground Water Right

Issued in accordance with the provisions of Chapter 263, Laws of Washington for 1945, and amendments thereto, and the rules and regulations of the State Supervisor of Water Resources thereunder.

THIS IS TO CERTIFY *That* ARTHUR E. FULKERSON

of Walla Walla, Washington, *has made proof to the satisfaction of the State Supervisor of Water Resources of Washington, of a right to the use of the ground waters of a* well

located within Government Lot 1

Sec. 11, *Twp.* 6 *N., R.* 35 E. *W. M.,*

for the purpose of irrigation, domestic supply and stock water

under and subject to provisions contained in Ground Water Permit No. 3613 *issued by the State Supervisor of Water Resources and that said right to the use of said ground waters has been perfected in accordance with the laws of Washington, and is hereby confirmed by the State Supervisor of Water Resources of Washington and entered of record in Volume* 6 *at page* 2982-A; *that the right hereby confirmed dates from* March 8, 1955; *that the quantity of ground water under the right hereby confirmed for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed* 80 gallons per minute; 60 acre-feet per year for domestic supply and stock water and for the irrigation of 60 acres.

A description of the lands to which such ground water right is appurtenant, and the place where such water is put to beneficial use, is as follows:

The right to the use of the ground water aforesaid hereby confirmed is restricted to the lands or place of use herein described, except as provided in Sections 6 and 7, Chapter 122, Laws of 1929.

WITNESS the seal and signature of the State Supervisor of Water Resources affixed this 14th *day of* January, 19 58.

M. G. Walker

State Supervisor of Water Resources.

ENGINEERING DATA
D.K.

That part of SW¼SE¼, sec.2, T.6 N.,R.35 E.W.M., lying south and east of the center line of Primary State Highway No.3, EXCEPTING THEREFROM, the right of way of said Primary State Highway No.3.

ALSO, the N½NE¼, sec.11, T.6 N.,R.35 E.W.M., EXCEPTING THEREFROM the right of way of Primary State Highway No.3, along the west side thereof.

ALSO, EXCEPTING a strip of land conveyed to the State of Washington for highway purposes described as follows, to-wit: A strip of land being all that portion of the NE¼NE¼, sec.11, T.6 N.,R.35 E.W.M., lying and being easterly of a line drawn parallel with and 50 feet distant westerly, when measured at right angles, from the center line survey of said highway, excepting that from Survey Station 219+00 to the south boundary line of the above described subdivision said strip of land shall be all that portion of the above described subdivision lying and being easterly of a line drawn parallel with and 60 feet distant westerly, when measured at right angles, from the center line survey of said highway and containing 2.21 acres more or less.

ALSO, beginning at the northeast corner of the SW¼NE¼, sec.11, T.6 N., R.35 E.W.M., and running thence east along the east and west center line of the NE¼ of said sec.11, a distance of 260.0 feet; thence south and parallel to the east line of said SW¼NE¼ a distance of 951.0 feet; thence N.47°06' west 355.2 feet to a point in the east line of said SW¼NE¼; thence south on said east line 63.65 feet; thence N.57°10' west 383.1 feet; thence north 542.2 feet; thence west 465.6 feet; thence north 30 feet, more or less to the north line of said SW¼NE¼; thence east along said north line to the point of beginning.

2982

Ground Water Permit No......

CERTIFICATE OF GROUND WATER RIGHT

Recorded in the office of the State Supervisor of Water Resources, Olympia, Washington, in Book No. ..... *of Ground Water Right Certificates, on page* ....., *on the* ..... *day of* ..... *195*.....

STATE OF WASHINGTON,
County of..... } *ss.*

I certify that the within was received and duly recorded by me in Volume ..... *of Book of Water Right Certificates, at page* ....., *on the* ..... *day of* ....., *19*.....

.....

STATE PRINTING PLANT OLYMPIA, WASH., 1957

Exhibit 14

Community Development Department
Director: Lauren Prentice
310 W. Poplar, Suite 200 | Walla Walla, WA 99362
commdev@co.walla-walla.wa.us | 509-524-2610
Submit to: planning@co.walla-walla.wa.us
https://www.co.walla-walla.wa.us/residents/community_development/index.php

FINAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

File(s): **SEPA22-004** (CUP22-003, CUP22-004, CAP22-004, CAP22-006)

Description of Proposal: Yellowhawk Resort Type 2 B&Bs.

Applicant proposes two Type II Bed and Breakfasts, Yellowhawk Guest Units North Parcel and South Parcel, consisting of 10 detached guest units and a manager/caretaker dwelling on each of the two lots forming the subject property for a total of 20 guest units and 2 manager units.

Adjusted Lot 1 is located generally at 2853 Old Milton Highway (APN 3350611110004, considered the 'north' parcel). Adjusted Lot 3, is located generally at 2901 Old Milton Highway (APN 350611120008, considered the 'south' parcel). The existing dwelling will serve as a manager unit.

Proponent: YELLOWHAWK RESORT WW LLC Attn: Scott Clark
2901 OLD MILTON HWY
WALLA WALLA WA, 99362

Owner: YELLOWHAWK RESORT WW LLC
2901 OLD MILTON HWY
WALLA WALLA WA, 99362

Location of Proposal: The subject property is addressed as 2901 Old Milton Highway (APN 350611120008) and 2853 Old Milton Highway (APN 3350611110004). It is bounded on the east by Highway 125.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The Mitigated Determination of Non-Significance (DNS) is based on the project as proposed and reflected in the following:

- SEPA Environmental Checklist submitted 2/01/2022, dated 1/14/2022
- SEPA Staff Evaluation Report dated 9/19/2022
- Critical Areas Application, CAP22-004, dated 1/26/2022
- Critical Areas Application, CAP22-006, dated 1/26/2022
- Geotechnical Engineering Report by PBS Engineering and Environmental, Inc., dated 1/17/2022
- Conditional Use Permit with Exhibit A, CUP22-004, dated 1/26/2022
- Site Plan 2, CUP22-003, submitted 7/5/2022
- Site Plan 2, CUP22-004, submitted 7/5/2022
- Applicant Response to 4/21/2022 Request for Information Letter, submitted 7/5/2022
- Proposed Boundary Line Adjustment Survey Map 2, BLA22-002, dated 4/20/2022
- Water Right Ground Water Certificate #2982 provided by Walla Walla County Water Master, dated 1/14/1958
- Department of Ecology Comments dated 4/24/2022
- Department of Archeology and Historic Preservation Comments dated 3/23/2022
- Washington Department of Transportation Comments dated 3/22/2022
- Walla Walla County Public Works Comments dated 3/29/2022
- Trip Generation revised memo submitted 2/1/2022, dated 12/31/2021 addressed to Joy Bader, Walla Walla County Public Works
- Trip Generation revised memo submitted 9/9/2022

This MDNS is issued after using the optional DNS process in WAC 197-11-355. **There is no further comment period on this DNS.**

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency is requiring additional mitigation measures under SEPA to protect Cultural Resources.

This MDNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); if there is significant new information indicating, or on, a proposal's probable significant adverse environmental impacts; or if the MDNS was procured by misrepresentation or lack of material disclosure.

Mitigation Measures:

1. **Background:** The Washington State Department of Archeology and Historic Preservation responded during the comment period on the Notice of Application that Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities.
2. **Mitigation Measure**: Prior to any ground disturbance, a professional archaeological survey of the project area must be conducted, and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.

Lead Agency: Walla Walla County

Responsible official: Lauren Prentice, Community Development Director

Address: 310 W Poplar Street, Suite 200
Walla Walla, WA 99362
Phone: 509-524-2610
Email: planning@co.walla-walla.wa.us

Issue Date: 10/05/2022

Signature: _____ **Date:** 10/05/2022

Staff Contact: Jennifer Ballard, Senior Planner, 509-524-2626

You may appeal this determination, in writing, to the CDD no later than fourteen days from the date of issue. You should be prepared to make specific factual objections. Contact the CDD to read or ask about the procedures for SEPA appeals and obtain details regarding submittals for appeals (including application forms and fees). Walla Walla County Code (WWCC) Chapter 14.11 outlines the County's appeal procedure.

Exhibit 15

Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

File No. CUP22-004
CAP22-004
SEPA22-004

NOTICE OF APPLICATION / ODNS

Notice is hereby given on this date, 3/13/2022, that the application/proposal described in this notice has been filed with the Walla Walla County Community Development Department (CDD). The application/proposal may be reviewed at the CDD office at 310 W Poplar St., Suite 200, Walla Walla, WA 99362. All interested persons and parties may comment on the application, appeal rights are outlined in Walla Walla County Code Chapter 14.11

The CDD 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:

[ ] categorically exempt under SEPA

[X] subject to SEPA threshold determination requirements and the responsible official expects to issue the following determination: Determination of Non Significance (DNS).

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:

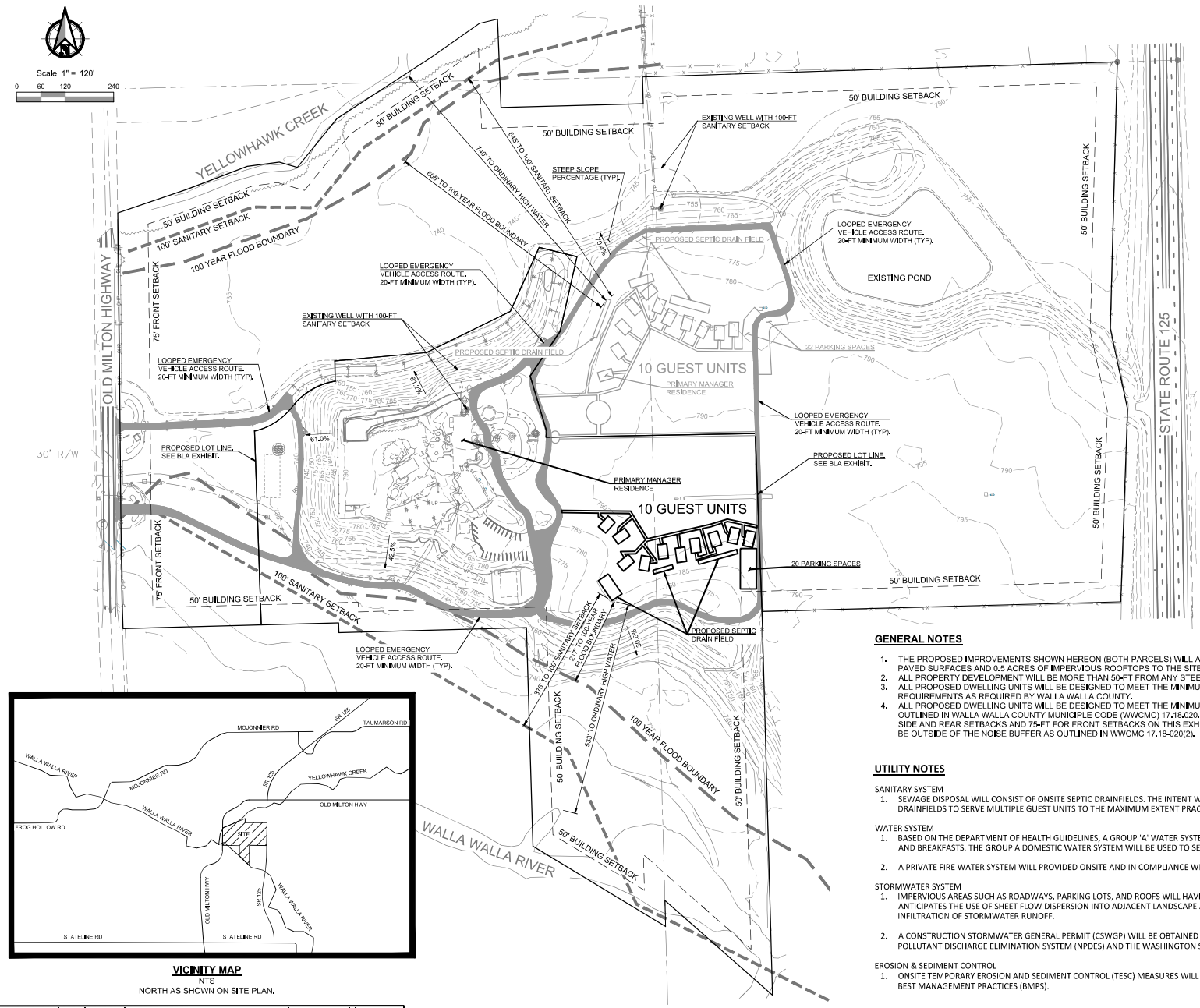
- SEPA Checklist, SEPA22-004, dated January 14, 2022
- Critical Areas Application, CAP22-004, dated January 26, 2022
- Geotechnical Engineering Report by PBS Engineering and Environmental, Inc., dated January 17, 2022
- Conditional Use Permit with Exhibit A, CUP22-004, dated January 26, 2022
- Site Plan, dated January 2022
- Record of Survey for PROPOSED Boundary Line Adjustment, BLA22-002, dated January 13, 2022

These documents are located at the office of the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA, and shall be made available for public review during all applicable comment periods on the application/proposal. Preliminary determinations and information contained herein shall not bind the County and are subject to continuing review and modification.

1. Applicant: YELLOWHAWK RESORT WW LLC Attn: SCOTT CLARK; 2901 OLD MILTON HWY; WALLA WALLA WA, 99362
2. Property Owners: YELLOWHAWK RESORT WW LLC; 2901 OLD MILTON HWY; WALLA WALLA, WA 99362
3. Application filing date: 2/1/2022
4. Date that application was determined to be substantially complete: 2/27/2022
5. Name, Location and description of proposed action: **Yellowhawk Resort Bed and Breakfast Type II, South Parcel.** Applicant proposes a Type II Bed and Breakfast consisting of 10 detached guest units on Adjusted Lot 3, APN (boundary line modification under review, BLA22-002). The existing dwelling will serve as the owner/caretaker dwelling. The site is located generally at 2901 OLD MILTON HWY (APN 350611120008), in the Rural Residential 5 zoning district. The following mapped Critical Areas are on the subject property: Critical Aquifer Recharge Areas: Walla Walla Shallow Gravel Aquifer, Areas of Moderate and Areas of High Recharge Vulnerability; Seismic Hazard Areas: Moderate to High Liquefaction Susceptibility; Steep Slopes; Frequently Flooded Areas: Flood Zones AE and Floodway. Portions of the property are occupied by the Walla Walla River (with a Shoreline Master Plan designation of Rural Residential), and its associated riparian buffer and wetlands.
6. Comprehensive plan map designation for the location: Rural Residential 5
7. Zoning map designation for the location: Rural Residential 5
8. Shoreline Environment: Rural Residential (outside of project area)
9. Required Permits: Conditional Use, Critical Areas, SEPA Checklist
10. Development Regulations: Walla Walla County Code 17.08.074.A-B, 17.40, 17.16, 18.08, 18.12
11. Comments on this application must be submitted in writing to the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA 99362. Any person desiring to submit written comments concerning an application, or desiring to receive notification of the final decision concerning the proposal as expeditiously as possible after the issuance of decision, may submit the comments or requests for decisions to the Department within fourteen days following the date of final publication of the notice of application. **Comments must be received by the Department before 5:00 PM on the following date: 3/27/2022.**
12. A public hearing will be held on this proposal; but it has not been scheduled yet.
13. The decision on this application will be made by the Walla Walla County Hearing Examiner.

For additional information please contact the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA 99362; 509-524-2610; commdev@co.walla-walla.wa.us. **Staff Contact: Jennifer Ballard, Senior Planner, 509-524-2626.**

This Notice of Application is required by RCW 36.70B.110 and Walla Walla County Code 14.07.080.



VICINITY MAP
NTS
NORTH AS SHOWN ON SITE PLAN.

NOTE TO REVIEWER
UNDER A SEPARATE APPLICATION, THE PROPERTY OWNER IS REQUESTING THE APPROVAL OF A BOUNDARY LINE ADJUSTMENT OF THE TWO EXISTING PARCELS. THE APPLICANT IS PROPOSING TO CONSTRUCT A TYPE 2 BED AND BREAKFAST FACILITY ON EACH RECONFIGURED PARCEL. THE SOUTHERN PARCEL GUEST UNITS ARE SHOWN HEREON AS "FIG 2". THE NORTHERN PARCEL GUEST UNITS ARE SHOWN AS "FIG 1" UNDER A SEPARATE APPLICATION.

GENERAL NOTES

1. THE PROPOSED IMPROVEMENTS SHOWN HEREON (BOTH PARCELS) WILL ADD APPROXIMATELY 0.8 ACRES OF IMPERVIOUS PAVED SURFACES AND 0.5 ACRES OF IMPERVIOUS ROOFTOPS TO THE SITE.
2. ALL PROPERTY DEVELOPMENT WILL BE MORE THAN 50-FT FROM ANY STEEP SLOPES OF 15 PERCENT OR MORE.
3. ALL PROPOSED DWELLING UNITS WILL BE DESIGNED TO MEET THE MINIMUM SEPARATION AND APPLICABLE FIRE CODE REQUIREMENTS AS REQUIRED BY WALLA WALLA COUNTY.
4. ALL PROPOSED DWELLING UNITS WILL BE DESIGNED TO MEET THE MINIMUM SETBACK REQUIREMENTS OF 10-FT AS OUTLINED IN WALLA WALLA COUNTY MUNICIPLE CODE (WWCMC) 17.18.020. A 50-FT SETBACK HAS BEEN SHOWN FOR BOTH SIDE AND REAR SETBACKS AND 75-FT FOR FRONT SETBACKS ON THIS EXHIBIT TO SHOW THAT ALL PROPOSED UNITS WILL BE OUTSIDE OF THE NOISE BUFFER AS OUTLINED IN WWCMC 17.18-020(2).

UTILITY NOTES

SANITARY SYSTEM
1. SEWAGE DISPOSAL WILL CONSIST OF ONSITE SEPTIC DRAINFIELDS. THE INTENT WILL BE TO CONSOLIDATE THE NUMBER OF SEPTIC DRAINFIELDS TO SERVE MULTIPLE GUEST UNITS TO THE MAXIMUM EXTENT PRACTICABLE.

WATER SYSTEM
1. BASED ON THE DEPARTMENT OF HEALTH GUIDELINES, A GROUP 'A' WATER SYSTEM IS ANTICIPATED FOR THE PROPOSED TYPE II BED AND BREAKFASTS. THE GROUP A DOMESTIC WATER SYSTEM WILL BE USED TO SERVE THE GUEST UNITS AND PRIMARY RESIDENCE.
2. A PRIVATE FIRE WATER SYSTEM WILL PROVIDED ONSITE AND IN COMPLIANCE WITH WALLA WALLA COUNTY ADOPTED FIRE CODES.

STORMWATER SYSTEM
1. IMPERVIOUS AREAS SUCH AS ROADWAYS, PARKING LOTS, AND ROOFS WILL HAVE STORMWATER RUNOFF. THE PROPOSED LAYOUT ANTICIPATES THE USE OF SHEET FLOW DISPERSION INTO ADJACENT LANDSCAPE AND VINEYARD AREAS FOR THE TREATMENT & INFILTRATION OF STORMWATER RUNOFF.
2. A CONSTRUCTION STORMWATER GENERAL PERMIT (CSWGP) WILL BE OBTAINED TO MEET THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.

EROSION & SEDIMENT CONTROL
1. ONSITE TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) MEASURES WILL BE UTILIZED PER THE DEPARTMENT OF ECOLOGY BEST MANAGEMENT PRACTICES (BMPS).

PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
(509) 529-0446
pbseas.com

PBS

SOUTH PARCEL #350611120008 SITE PLAN FOR:

YELLOWHAWK RESORT GUEST UNITS

2901 OLD MILTON HIGHWAY, WALLA WALLA, WASHINGTON

811 Know what's below. Call before you dig.

DESIGNED: JLM3
CHECKED: JWM
JANUARY 2022
67881.000

SHEET ID
FIG 2

SHEET 1 OF 1

Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

Certificate of Notification

File Number: SEPA22-004/CUP22-004/ Yellowhawk Resort Guest Units South Parcel
Site Address/Location: The site is located generally at 2901 OLD MILTON HWY (APN 3350611120008).
Type of Notice: Notice of Application/ODNS
Review Level/Type: Level 3

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: 3/11/2022 by Jeffrey Briggs, Inspector

Address and location on property: 2901 OLD MILTON HWY , on site adjacent to Old Milton Hwy right-of-way

Jennifer B. Ballard
Digitally signed by Jennifer B. Ballard
DN: cn=Jennifer B. Ballard, o=Walla Walla County Community Development Dept, ou, email=jballard@co.walla-walla.wa.us, c=US
Date: 2022.10.10 09:35:59 -07'00'

Jennifer Ballard
Printed Name

Signature

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

☒ E-mailed to applicant or applicant's representative on: 3/11/2022

☐ Mailed to property owners within 500-feet of the project site (see attached list):

☒ Mailed/emailed to the following agencies on 3/11/2022: WWCO Fire District 4, WWCO Sheriff, WA Department of Ecology, WA State DAHP, WA State DNR, WSDOT, WDFW, CTUIR, Walla Walla Valley Metropolitan Planning Organization

Jennifer B. Ballard
Digitally signed by Jennifer B. Ballard
DN: cn=Jennifer B. Ballard, o=Walla Walla County Community Development Dept, ou, email=jballard@co.walla-walla.wa.us, c=US
Date: 2022.10.10 09:36:09 -07'00'

Jennifer Ballard
Printed Name

Signature

Proof of Publishing

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

☒ Published in the official gazette (Walla Walla Union Bulletin) on: 3/13/2022

☒ Published on the CDD website on the following date: 3/11/2022

Jennifer B. Ballard
Digitally signed by Jennifer B. Ballard
DN: cn=Jennifer B. Ballard, o=Walla Walla County Community Development Dept, ou, email=jballard@co.walla-walla.wa.us, c=US
Date: 2022.10.10 09:36:20 -07'00'

Jennifer Ballard
Printed Name

Signature

Exhibit 16

Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

Certificate of Notification

File Number: CUP22-004/CAP22-004
Site Location: 2601 Old Milton Hwy
Type of Notice: Notice of Public Hearing
Review Level/Type: Level 3

Proof of Publishing

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

☒ in the Union Bulletin on the following date: 10/9/2022

☒ on the CDD website on the following date: 10/7/2022

Jennifer B. Ballard
Digitally signed by Jennifer B. Ballard
DN: cn=Jennifer B. Ballard, o=Walla Walla County Community Development Dept, ou, email=jballard@co.walla-walla.wa.us, c=US
Date: 2022.10.10 09:28:50 -07'00'

Jennifer Ballard
Printed Name

Signature

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 parties of record and property owners within 500-feet of the project site (see attached list): on 10/7/2022

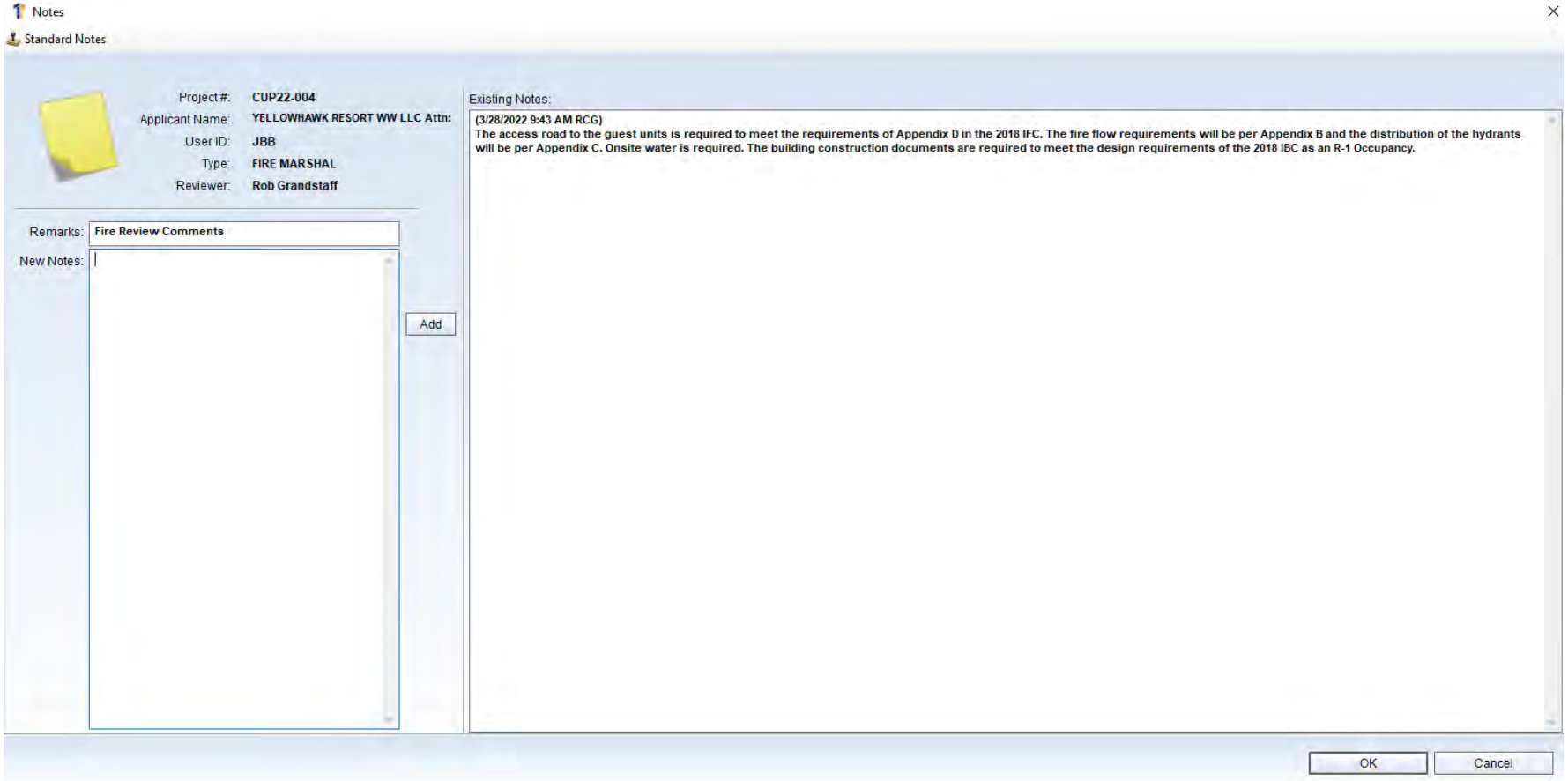
Jennifer B. Ballard
Digitally signed by Jennifer B. Ballard
DN: cn=Jennifer B. Ballard, o=Walla Walla County Community Development Dept, ou, email=jballard@co.walla-walla.wa.us, c=US
Date: 2022.10.10 09:29:05 -07'00'

Jennifer Ballard
Printed Name

Signature

	Property Owners within 500 feet of subject Property					
py_owner_n	py_addr_li	py_addr__1	py_addr__2	py_addr_ci	py_addr_st	py_addr_zi
BICKNELL SUE S		2904 OLD MILTON HWY		WALLA WALLA	WA	99362
BROWER DANNY & MARIE		1644 PLAZA WAY #235		WALLA WALLA	WA	99362
BROWN LIVING TRUST		3634 S HWY 125		WALLA WALLA	WA	99362
CAPPS DAVID N & CLARE M		2483 OLD MILTON HWY		WALLA WALLA	WA	99362
DAVIS KEVIN S & RENAE L		99 HARMONY LN		WALLA WALLA	WA	99362
DAVIS RENAE LARSEN		99 HARMONY LN		WALLA WALLA	WA	99362
DEBOLT ROBERT ROY & MEGHAN MARIE		64 HARMONY LN		WALLA WALLA	WA	99362
DOUBLE RIVER LLC		2465 OLD MILTON HWY		WALLA WALLA	WA	99362
FERGUSON LON C & ARLINE		PO BOX 1706		WALLA WALLA	WA	99362
FORY JAIR & LINDA		2725 OLD MILTON HWY		WALLA WALLA	WA	99362
GAMBONE ANTHONY JR & DIANE M		PO BOX 654		COLLEGE PLACE	WA	99324
HAND ROBERT & SHANNON		3045 OLD MILTON HWY		WALLA WALLA	WA	99362
HOMEWARD BOUND LTD	% ROBERT RUPAR	1545 GRAY LYNN DR		WALLA WALLA	WA	99362
HOUSING AUTHORITY OF THE	CITY OF WALLA WALLA	501 CAYUSE ST		WALLA WALLA	WA	99362
KEMPER DAVID J & LYNN M		2541 OLD MILTON HWY		WALLA WALLA	WA	99362
KNAPP SUZANNE ET AL		31 HARMONY LN		WALLA WALLA	WA	99362
LEGASPI LOURDES & JOHN WILGUS		3213 CHARDONNAY DR		PASCO	WA	99301
LEWIS JEREMY S & STACY S		2366 HOOD PL		WALLA WALLA	WA	99362
MC KIBBEN NORMAN V & VIRGINIA G AND SEQUEL LLC		3420 MCKIBBEN LN		WALLA WALLA	WA	99362
MELIAH PATRICIA A		3093 OLD MILTON HWY		WALLA WALLA	WA	99362
MELIAH TIMOTHY E		3047 OLD MILTON HWY		WALLA WALLA	WA	99362
OWSLEY GARY L		2315 OLD MILTON HWY		WALLA WALLA	WA	99362
PHILLIPS CARLA J		3638 S HIGHWAY 125		WALLA WALLA	WA	99362
SCHECK MATT A & KATY M		2765 OLD MILTON HWY		WALLA WALLA	WA	99362
SCHMATT MICHAEL ALLEN	JULIE FLUD MUNOZ	3020 OLD MILTON HWY		WALLA WALLA	WA	99362
TARUSCIO NICK J		2668 OLD MILTON HWY		WALLA WALLA	WA	99362
VALDEMAR ESTATES USA INC		3808 ROLLING HILLS LANE		WALLA WALLA	WA	99362
VAN WORMER SCOTT D & JAMIE M		3026 OLD MILTON HWY		WALLA WALLA	WA	99362
WASH DEPT OF TRANSPORTATION		2809 RUDKIN RD		UNION GAP	WA	98903
WATSON BRITT R		3029 OLD MILTON HWY		WALLA WALLA	WA	99362
WOOD JAMES C		2753 OLD MILTON HWY		WALLA WALLA	WA	99362

Exhibit 17


Notes
Standard Notes
Project #: CUP22-004
Applicant Name: YELLOWHAWK RESORT WW LLC Attn:
User ID: JBB
Type: FIRE MARSHAL
Reviewer: Rob Grandstaff
Remarks: Fire Review Comments
New Notes:
Add
Existing Notes:
(3/28/2022 9:43 AM RCG)
The access road to the guest units is required to meet the requirements of Appendix D in the 2018 IFC. The fire flow requirements will be per Appendix B and the distribution of the hydrants will be per Appendix C. Onsite water is required. The building construction documents are required to meet the design requirements of the 2018 IBC as an R-1 Occupancy.
OK
Cancel

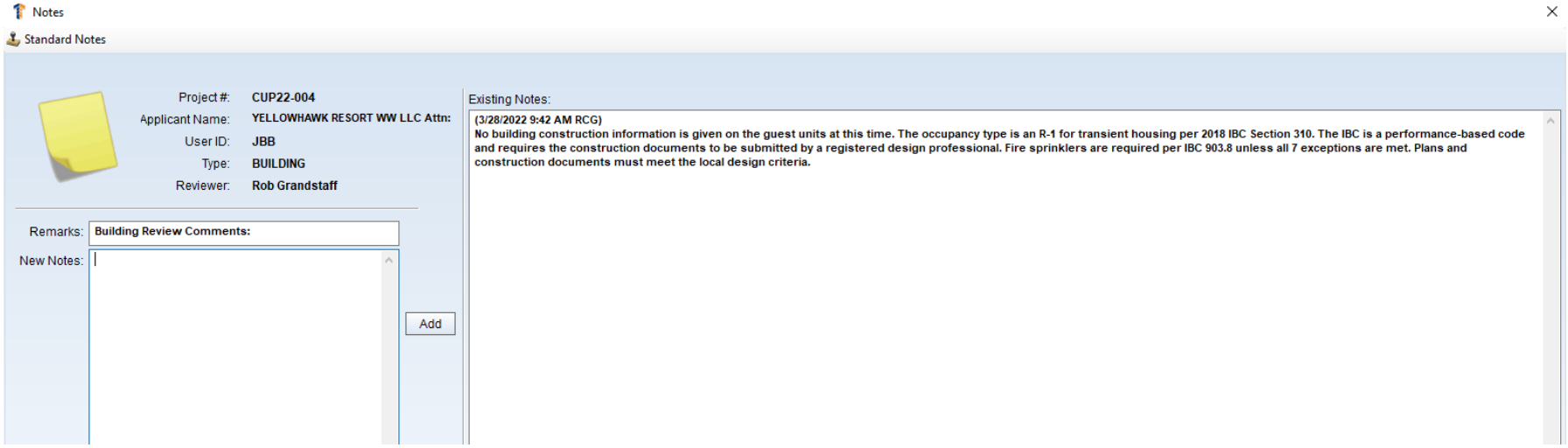

Notes
Standard Notes
Project #: CUP22-004
Applicant Name: YELLOWHAWK RESORT WW LLC Attn:
User ID: JBB
Type: BUILDING
Reviewer: Rob Grandstaff
Remarks: Building Review Comments:
New Notes:
Add
Existing Notes:
(3/28/2022 9:42 AM RCG)
No building construction information is given on the guest units at this time. The occupancy type is an R-1 for transient housing per 2018 IBC Section 310. The IBC is a performance-based code and requires the construction documents to be submitted by a registered design professional. Fire sprinklers are required per IBC 903.8 unless all 7 exceptions are met. Plans and construction documents must meet the local design criteria.

Exhibit 18

WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
310 W Poplar St., Suite 200
Walla Walla, WA 99362
509-524-2610
Submit all documents to: permits@co.walla-walla.wa.us

CRITICAL AREAS PERMIT APPLICATION

This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 14.07 WWCC. **Review WWCC 18.08 prior to submitting application. Additional information, such as a critical area report prepared by a qualified professional may be required. Additionally, a pre-application meeting may be required prior to submission of this application.**

Applicant Information

Name: Yellowhawk Resort WW, LLC

Mailing address: 2901 Old Milton Hwy City: Walla Walla State: WA Zip: 99362

Phone: (509) 522-0200 Email: Scott@clarkdevllc.com

Name, address, and telephone number of applicant's representative, if any:

ATTN: Scott Clark

Property Owner Information (*if different than applicant*)

Name: (same)

Mailing address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Names, addresses, and telephone numbers of additional owners (each owner must be listed)

Property Information

Site address or general location of property: 2901 Old Milton Hwy, Walla Walla, WA

Parcel number(s): 350611110004 and 350611120008

Project Information

Description of the proposed project: An adjustment of the existing lot lines (2 parcels) will be made to accommodate two Type 2 Bed & Breakfast facilities with 10 guest units & 1 primary unit per lot.

Please check all that are on or within 50 feet of the subject property:

- [x] Critical aquifer recharge areas
- [ ] Wetlands
- [ ] Frequently flooded areas
- [x] Geologically hazardous areas
- [ ] Fish and wildlife habitat

The following *must* be submitted with this completed form in order for the application to be accepted:

- [x] Reference WW County Code at https://library.municode.com/wa/walla_walla_county/codes Chapter 3.08 for current fees due payable via cash, check, debit or credit card.

***** Please note that all documents must be 11" x 17" or larger and submitted in PDF format *****

- [x] A site plan that accurately describes the dimensions of the property, location of all existing and proposed buildings and their setbacks, adjoining roads and easements, access to the property and driveways, parking areas, fencing, unique topographical features or conditions and other information that will illustrate your proposal. See attached Civil Site Plan, BLA Exhibit, and ALTA Survey
- [x] Critical area report prepared by a qualified professional, if applicable. See attached CARA Letter and Geotechnical Report
- [ ] Construction drawings, if applicable. Not Applicable

The signature of each applicant or the applicant's representative, and each property owner if different than the applicant(s), is required per 14.07.025 WWCC.

(We) (I) certify that the information furnished within this application, including all submittals and attachments, is true and correct to the best of (my) (our) knowledge.

(We) (I) acknowledge that per WWCC Section 3.08.065: Publication costs for legal notices shall be borne by the applicant in addition to other costs and fees which apply. Failure to pay publication costs may result in a suspension of application processing.

Applicant Signature: _____ Date: 1/26/22

Property Owner Signature: Same Date: _____

Additional Applicant(s) / Representative _____ Date: _____

Additional Property Owner(s) _____ Date: _____

Exhibit 19

Jennifer Ballard

From: Sue Bicknell <bicknellsue@yahoo.com>
Sent: Friday, October 7, 2022 1:29 PM
To: Jennifer Ballard
Cc: neil j barker
Subject: Re: CUP22-003/CUP22-004

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer Ballard,

Thank you for sending these site plans to me. I would like to request the staff report when it is available.

First and foremost, I am all in favor of Yellowhawk Resort developing their property as they see fit. It is a stunning site and asset to the Walla Walla community.

Upon further review, I didn't realize there are two separate conditional use permit applications. With both lots and adding the existing structure, that totals twenty two separate units that will be in operation. I didn't see occupancy of each indicated, only some with kitchen facilities and "pull out" couches. I would appreciate that clarification to estimate potential new vehicles entering and exiting the property on a daily basis.

My primary concern living directly across the street is safety. Old Milton Highway, especially on our straightaway between the two bridges often is a "speedway" and can already be unsafe when entering or exiting from a driveway. With the confluence of the Yellowhawk Creek and the Walla Walla River here, Old Milton Highway is also a wildlife crossing and there have been unfortunate casualties in recent months.

Has there been a traffic study done? If the project moves forward, it seems logical that the speed limit is lowered. It is my hope that staff addresses my concerns prior to writing the staff report and the public hearing on October 20.

Please let me know as soon as possible the answers to my questions. Again, I'd like a copy of the staff report. Please don't hesitate to ask me any questions about my comments. Thank you very much.

Regards,

Sue Bicknell
2904 Old Milton Highway
bicknellsue@yahoo.com
818.438.7832

Sent from Yahoo Mail for iPhone

On Friday, October 7, 2022, 11:07 AM, Jennifer Ballard <jballard@co.walla-walla.wa.us> wrote:

Attached

Jennifer B. Ballard, AICP, CNU-A, CFM

Senior Planner

Walla Walla County Community Development
310 W Poplar St, Walla Walla, WA

Office Hours: 10am -3pm, M-F
509-524-2626