

Walla Walla County Community Development Department

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

NOTICE OF APPLICATION / ODNs for CUP22-009/SEPA22-014

Notice is hereby given on this date, 5/12/2022, 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
- ☒ 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:

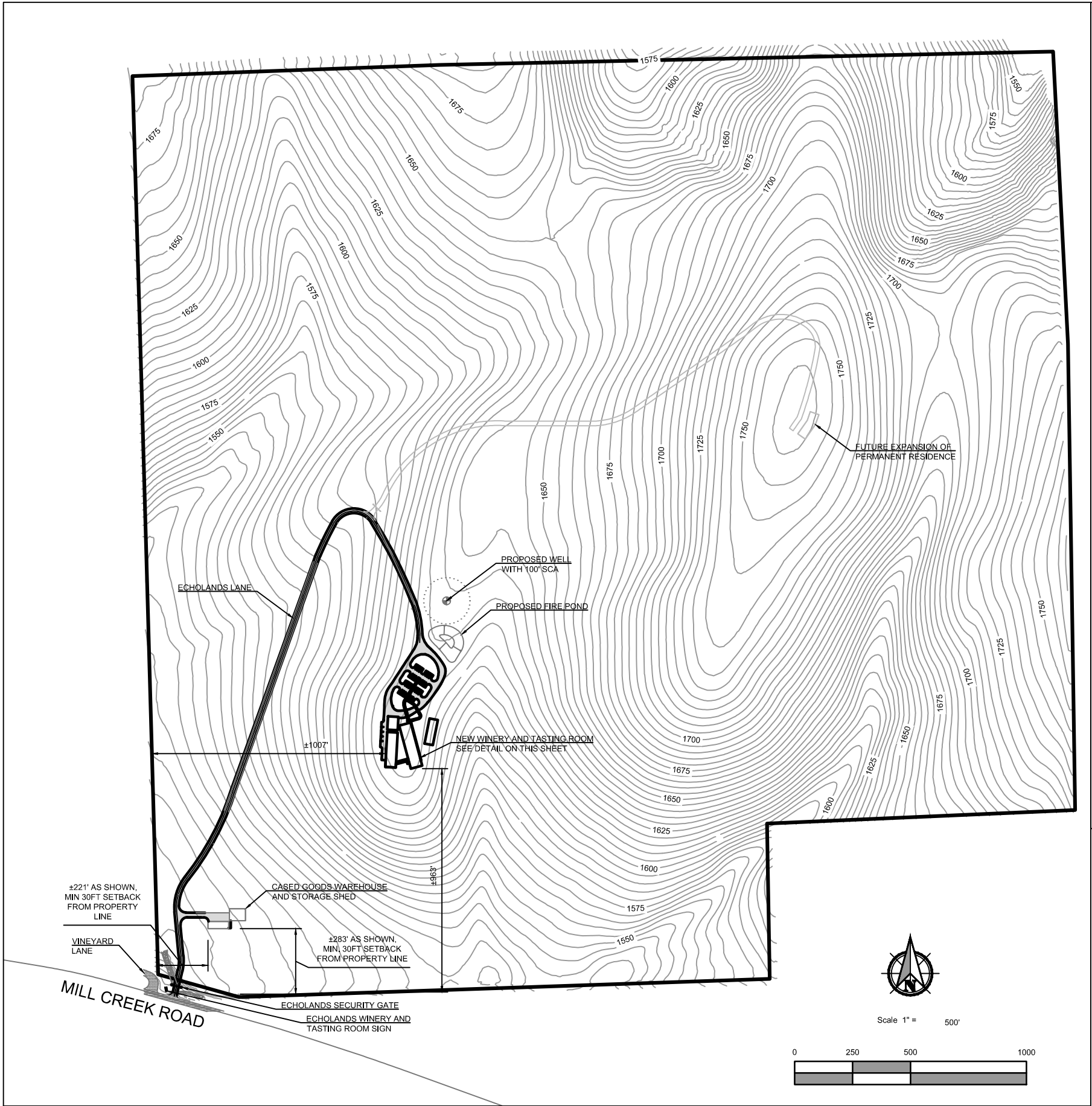
- SEPA Checklist (SEPA22-014), dated 4/15/2022
- Case Goods Building Floorplan and Elevations (PRE22-006), dated 2/3/2022
- Winery Building Life Safety Plans and Elevations (PRE22-006), dated 2/3/2022
- Critical Areas Application (CAP22-010), dated 4/20/2022
- Geotechnical Engineering Report (CAP22-010), dated 4/15/2022
- Conditional Use Permit Application (CUP22-009), dated 4/15/2022
- Conditional Use Permit Exhibit A (CUP22-009), dated 4/5/2022
- Winery Permit Application for Type II Winery (WP22-004), dated 4/15/2022
- Site Plan (WP22-004), submitted 4/19/2022

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.

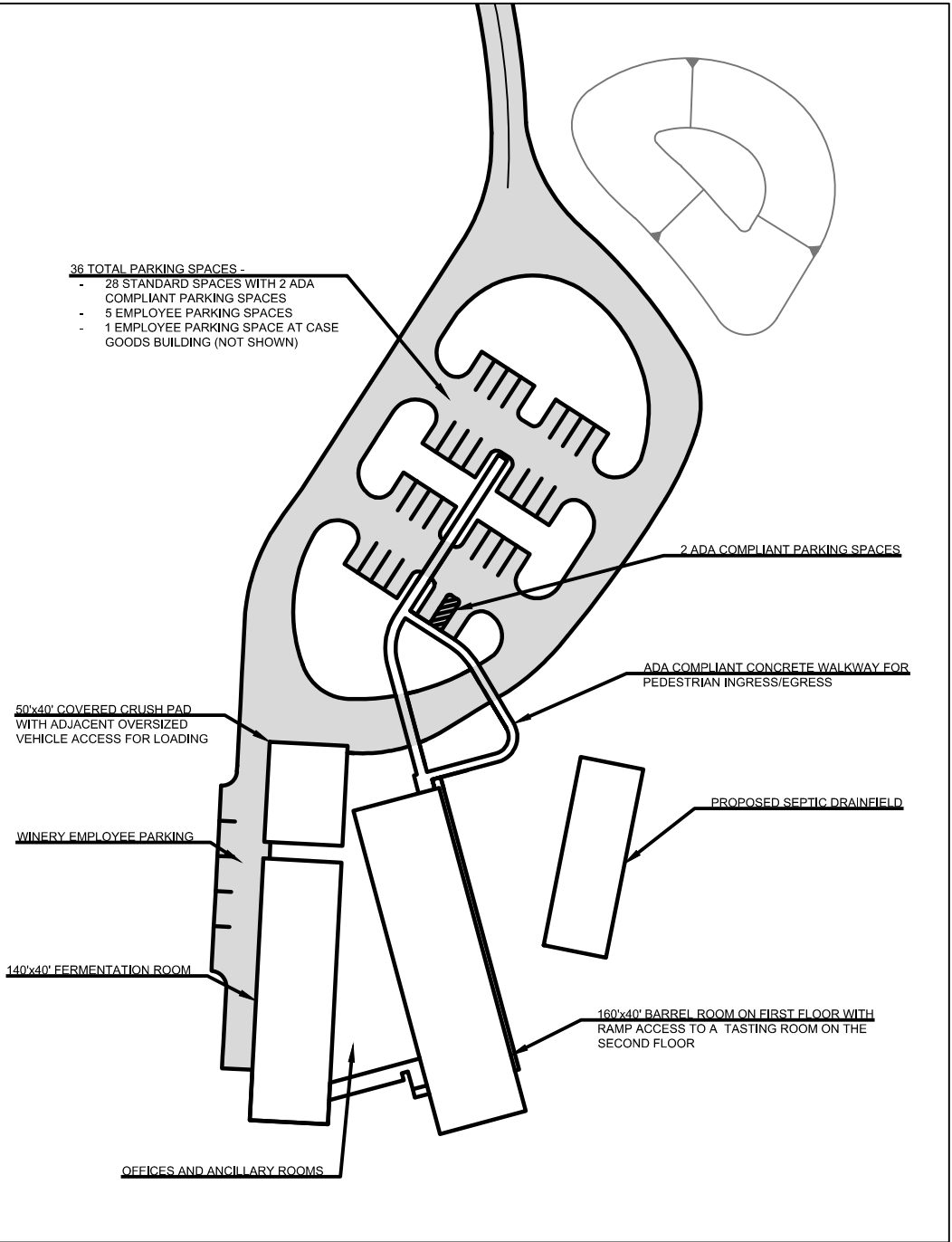
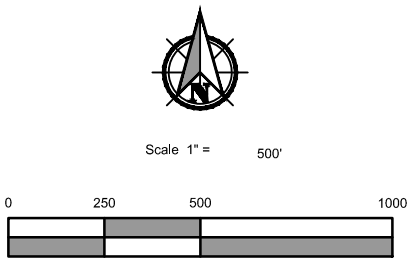
1. Applicant: BOURGMONT VINEYARD HOLDINGS LLC C/O BRAD BERGMAN; 5901 College Blvd Suite 100; Overland Park KS, 66209
2. Property Owners: BOURGMONT VINEYARD HOLDINGS LLC; 5901 College Blvd Suite 100; Overland Park, KS 66209
3. Application filing date: 4/19/2022
4. Date that application was determined to be substantially complete: 5/9/2022
5. Location and description of proposed action: The subject property (one parcel with two APNs: 37-07-16-12-0002 & 37-07-09-31-0003) is located in the Primary Agriculture 40 zoning district and accessed via Mill Creek Road. The Applicant proposes to construct Echolands Winery, a Type II Winery and Tasting Room, with associated production facilities, a cased goods warehouse, and equipment storage shed. The total building area proposed of 31,136 square feet will be served by 44 parking spaces. The Winery will operate from 7am to 6pm up to 7 days a week and its tasting room will operate 10am to 6pm, Thursday through Monday.
6. Comprehensive plan map designation for the location: Primary Agriculture
7. Zoning map designation for the location: PA-40
8. Shoreline Environment: N/A
9. Required Permits: Conditional Use, Winery, Critical Areas
10. Development Regulations: Walla Walla County Code 17.08.516, 17.16, 17.18, 17.22, 17.40, 17.16, 18.04, 18.08
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 05/26/2022.**
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.



SITE PLAN



DETAIL
SCALE 1" : 100'

GENERAL NOTES

1. THIS EXHIBIT SHOWS THE PROPOSED ONSITE IMPROVEMENTS FOR ECHOLANDS WINERY AND TASTING ROOM LOCATED IN THE COUNTY OF WALLA WALLA, WASHINGTON. ALL PROPOSED IMPROVEMENTS WILL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS WHICH IN ANY MANNER AFFECT THE CONDUCT OR SAFETY OF THE WORK. ALL ADDITIONAL PERMITTING REQUIRED FOR COMPLETION OF THE WORK WILL BE SUBMITTED SEPARATELY.
2. THE PROPERTY LINE DEPICTED IN THIS EXHIBIT IS FOR REFERENCE ONLY. PLEASE SEE THE ATTACHED SURVEY AND LEGAL DESCRIPTION FOR THE PROPERTY DIMENSIONS AND EASEMENT DIMENSIONS.
3. THE STORMWATER DRAINAGE PLAN IS NOT DEPICTED ON THIS EXHIBIT. THE STORMWATER DRAINAGE PLAN WILL BE DESIGNED IN CONFORMANCE THE EASTERN WASHINGTON STORMWATER MANAGEMENT MANUAL AND PER THE WALLA WALLA COUNTY STORMWATER ORDINANCE.
4. THE PROPOSED EXTERIOR LIGHTING IS NOT DEPICTED ON THIS EXHIBIT. ELECTRICAL LIGHTING WILL BE DESIGNED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE AND IN CONFORMANCE WITH JURISDICTIONAL STANDARDS.
5. CRITICAL AREAS WITH SLOPES GREATER THAN 15% ARE FOUND ON THE PROPERTY. PLEASE SEE THE ATTACHED CRITICAL AREAS REPORT FOR MORE INFORMATION.
6. SITE LANDSCAPING PLANS ARE NOT DEPICTED ON THIS EXHIBIT. FINAL LANDSCAPING OF THE WINERY WILL BE DESIGN BUILD CONSTRUCTION TO PROVIDE AESTHETICS AND LONG-TERM EROSION CONTROL.

CONCEPTUAL EXHIBIT FOR: WW COUNTY WINERY PERMIT
ECHOLANDS WINERY AND TASTING ROOM
A SITE LOCATED IN WALLA WALLA COUNTY, WASHINGTON

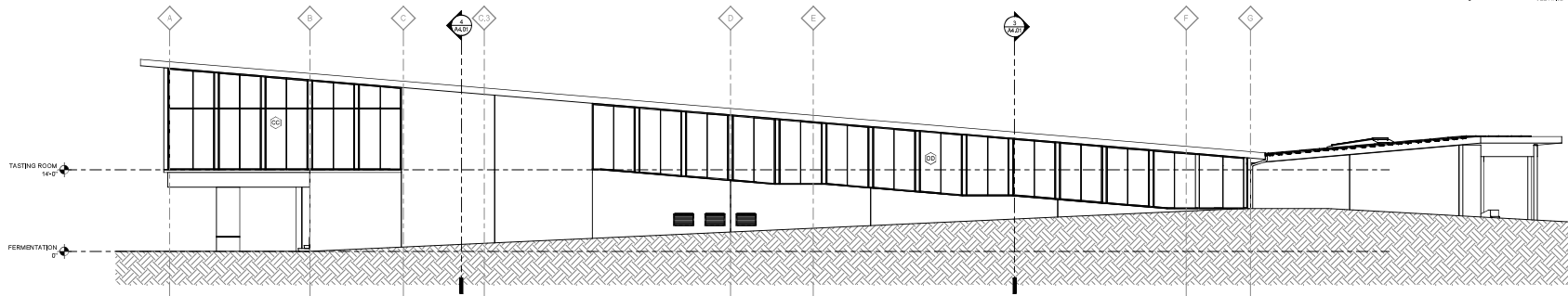
DESIGNED:	JLD
CHECKED:	JMM
APRIL 2022	67892-002
SHEET ID	
C0.01	
1	1

LEGEND

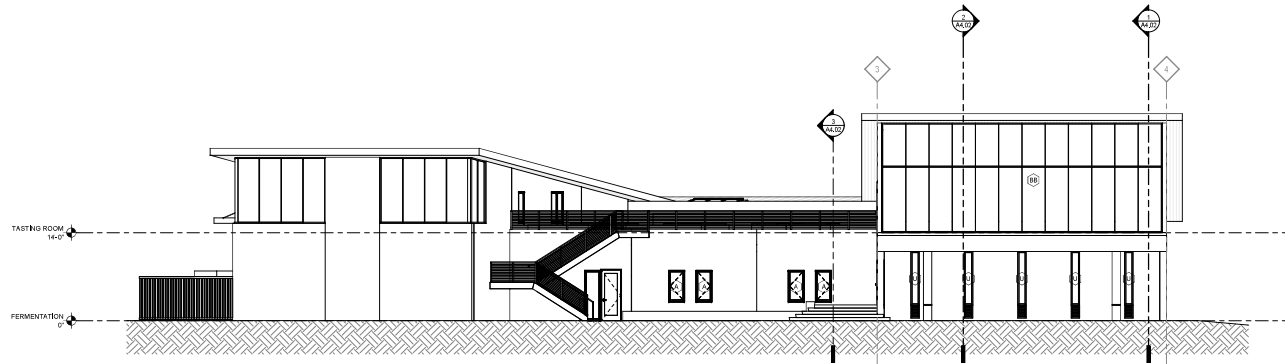


ENLARGED VIEWMARK
1" = DETAIL NO.
A101 = SHEET NO.

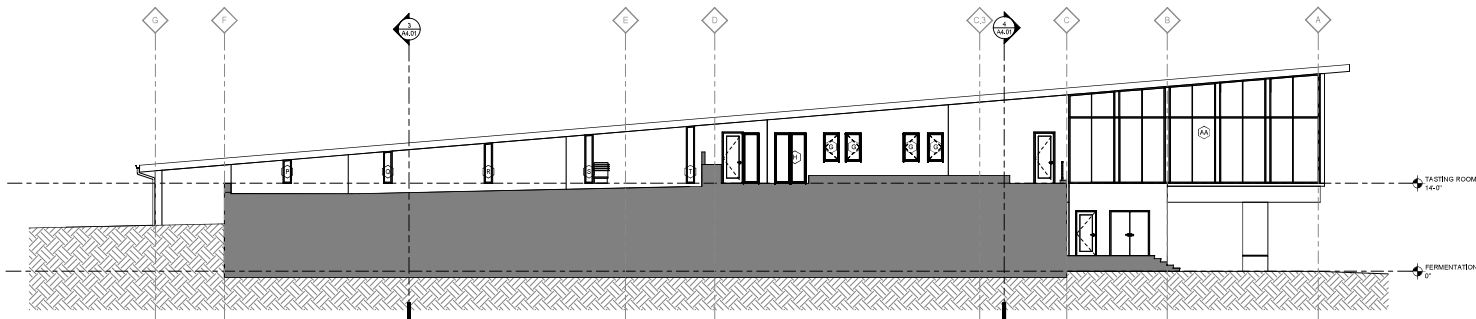
WINDOW TYPE
SEE W20



1 EAST ELEVATION - TASTING ROOM
1/8" = 1'-0"



2 SOUTH ELEVATION - TASTING ROOM
1/8" = 1'-0"



3 WEST ELEVATION - TASTING ROOM
1/8" = 1'-0"

Echolands Winery
Winery & Tasting Room
Mill Creek Road
Walla Walla, WA 99362



Project

Consultant

Revisions
No. Description Date

Stamp

Issuance

DD Progress Set

Date

February 3, 2022

Project Number

21012

Drawing Title

EXTERIOR
ELEVATIONS

Sheet No.

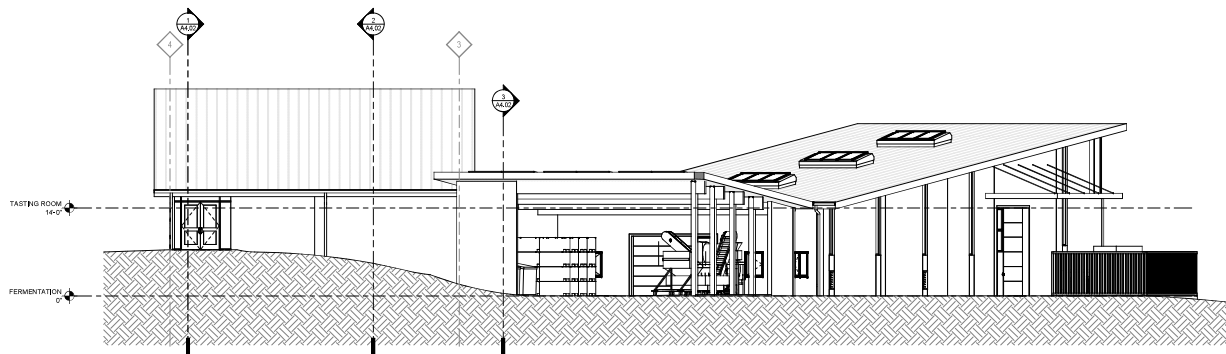
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LEGEND

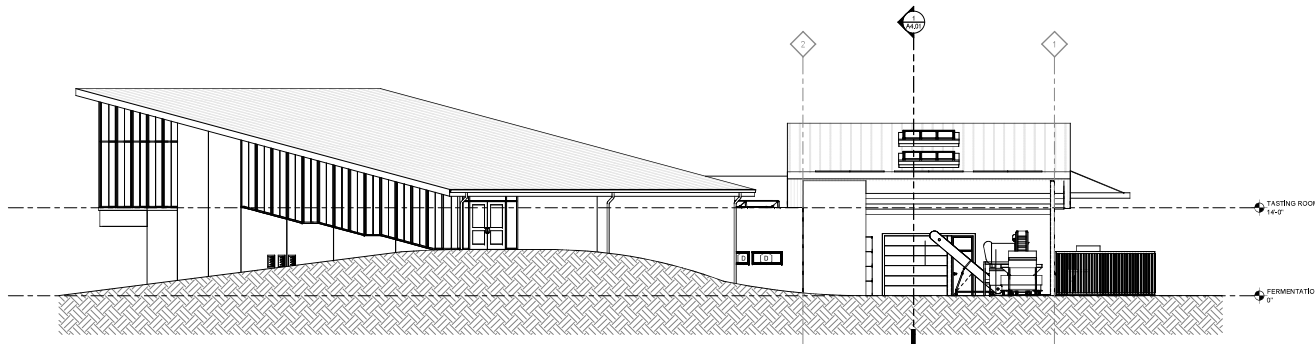


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A101 = SHEET NO.

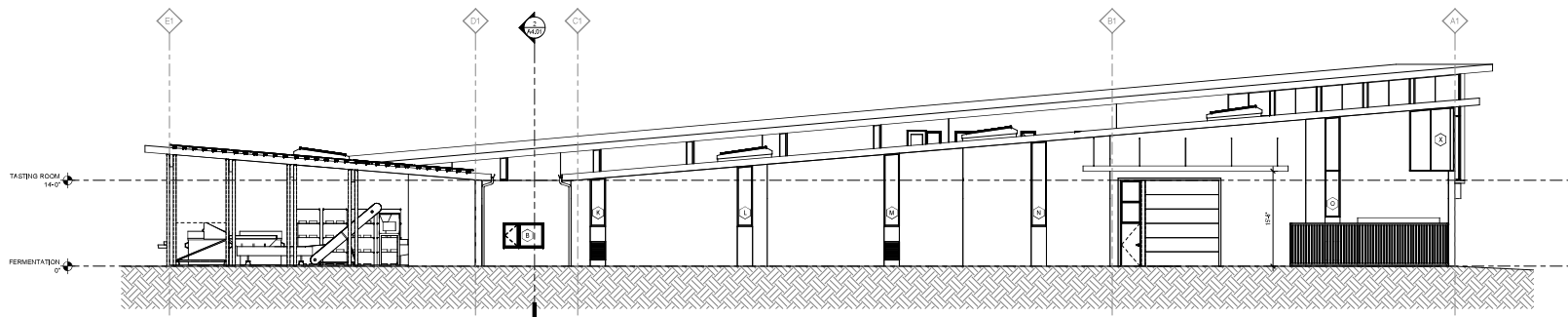
WINDOW TYPE
SEE A101.02



1 NORTH ELEVATION - TASTING ROOM
1/8" = 1'-0"



2 NORTH ELEVATION - FERMENTATION
1/8" = 1'-0"



3 WEST ELEVATION - FERMENTATION
1/8" = 1'-0"

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**EXTERIOR
ELEVATIONS**

Sheet No

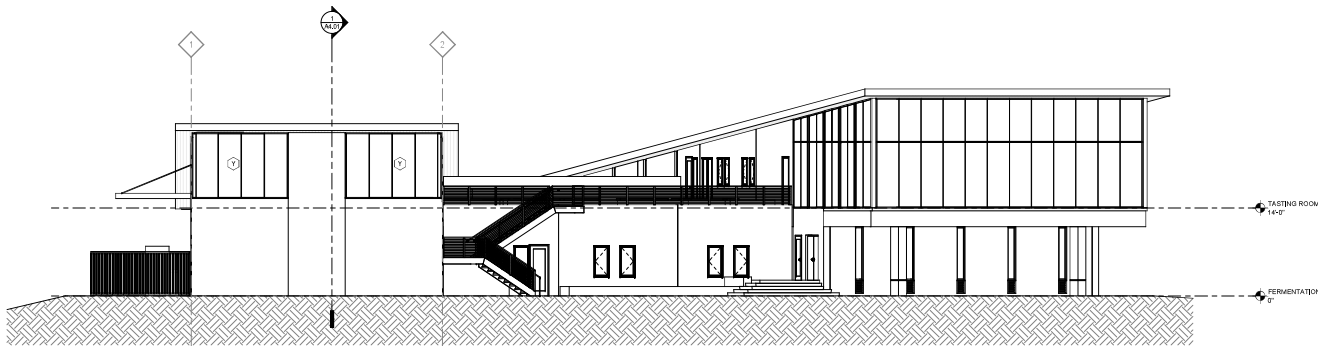
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LEGEND

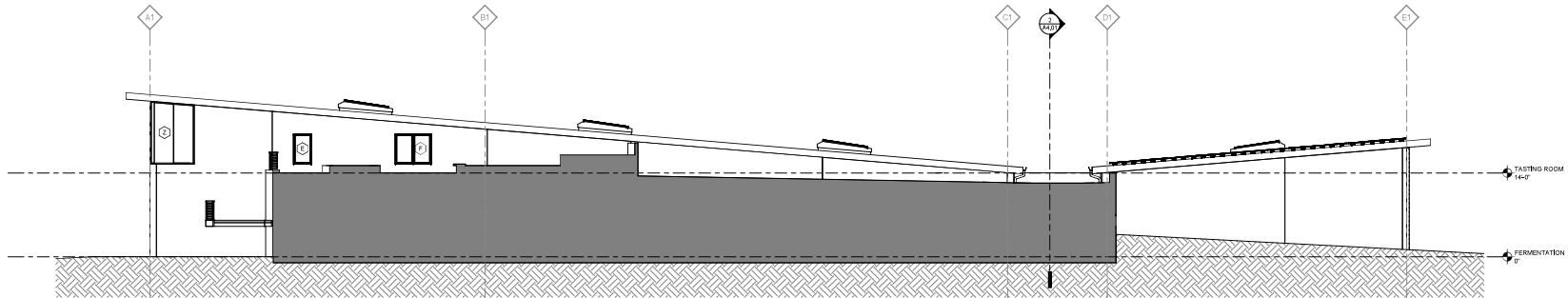


ENLARGED VIEW MARK
1 = DETAIL NO.
A101 = SHEET NO.

WINDOW TYPE
SEE DRAWING



1 SOUTH ELEVATION - FERMENTATION
1/8" = 1'-0"



2 EAST ELEVATION - FERMENTATION
1/8" = 1'-0"

Echolands Winery
Equipment Shed and Cased Goods Storage
Mill Creek Road
Walla Walla, WA 99362

Project

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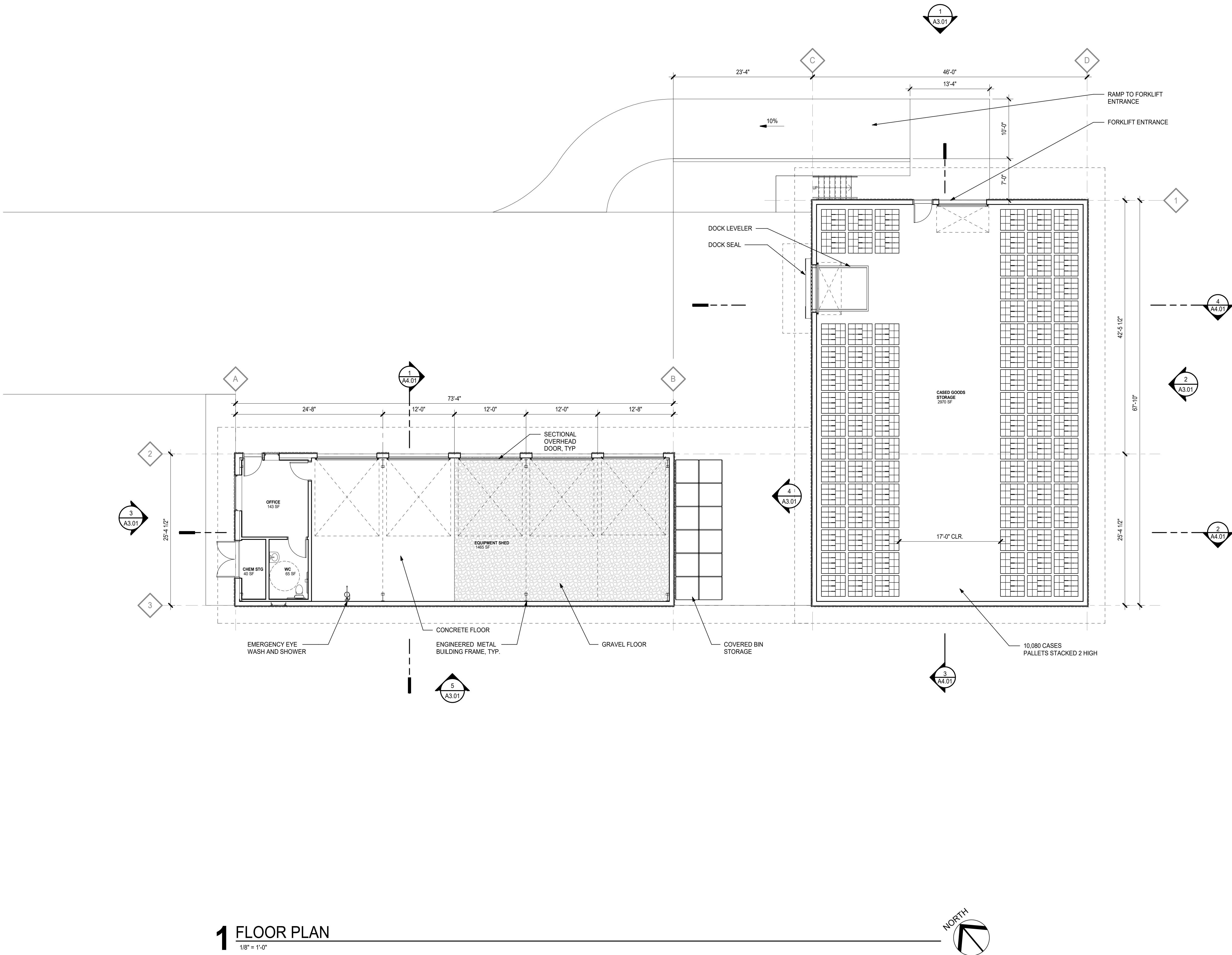
21012

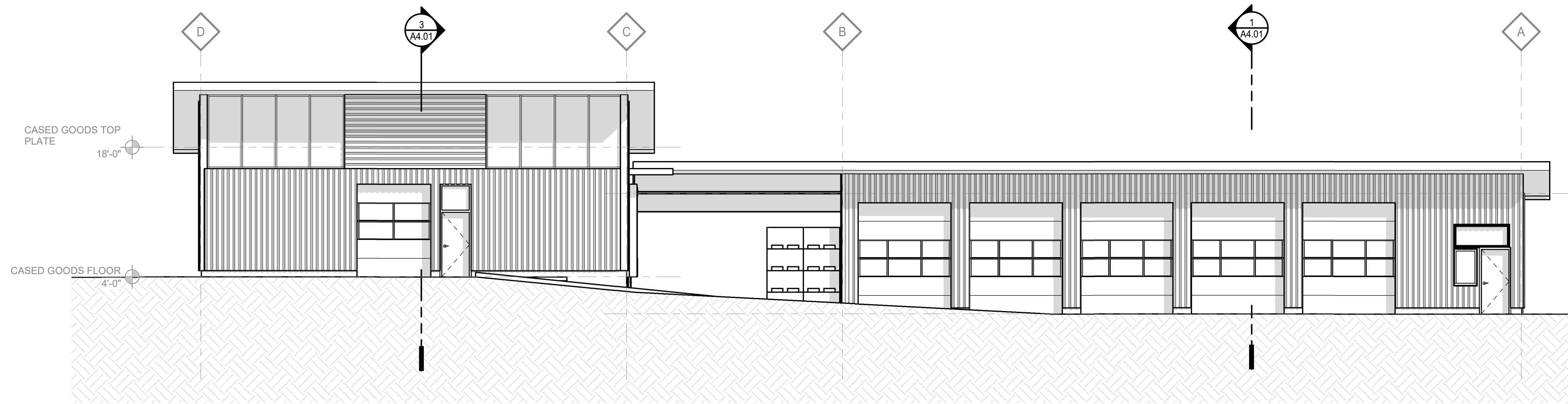
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FLOOR PLAN

Sheet No

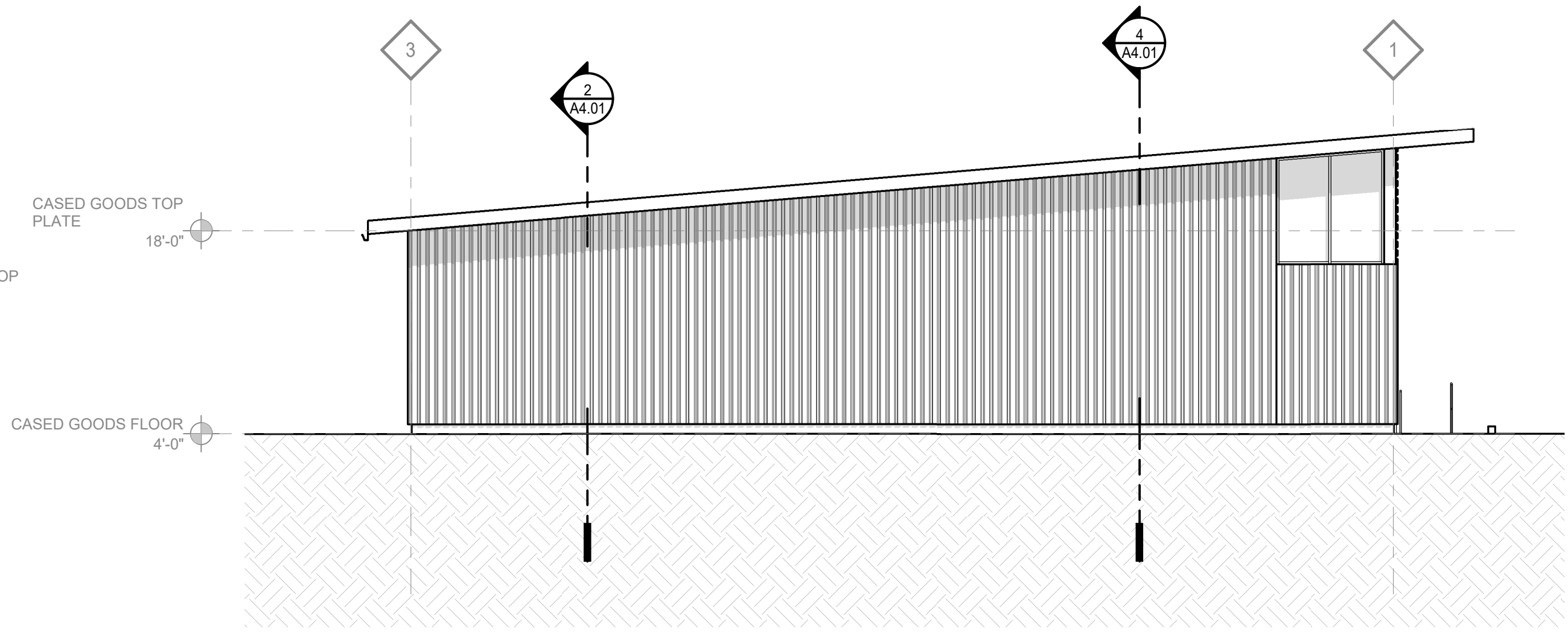
A2.01





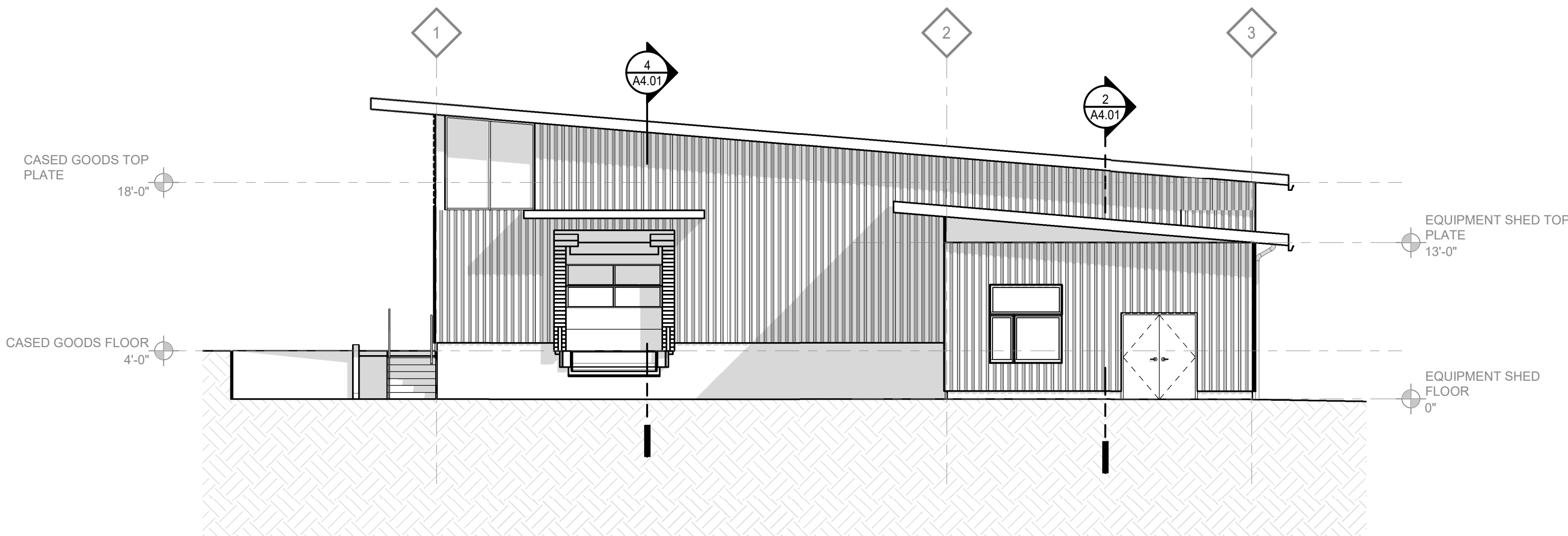
1 OVERALL ELEVATION - NORTH

1/8" = 1'-0"



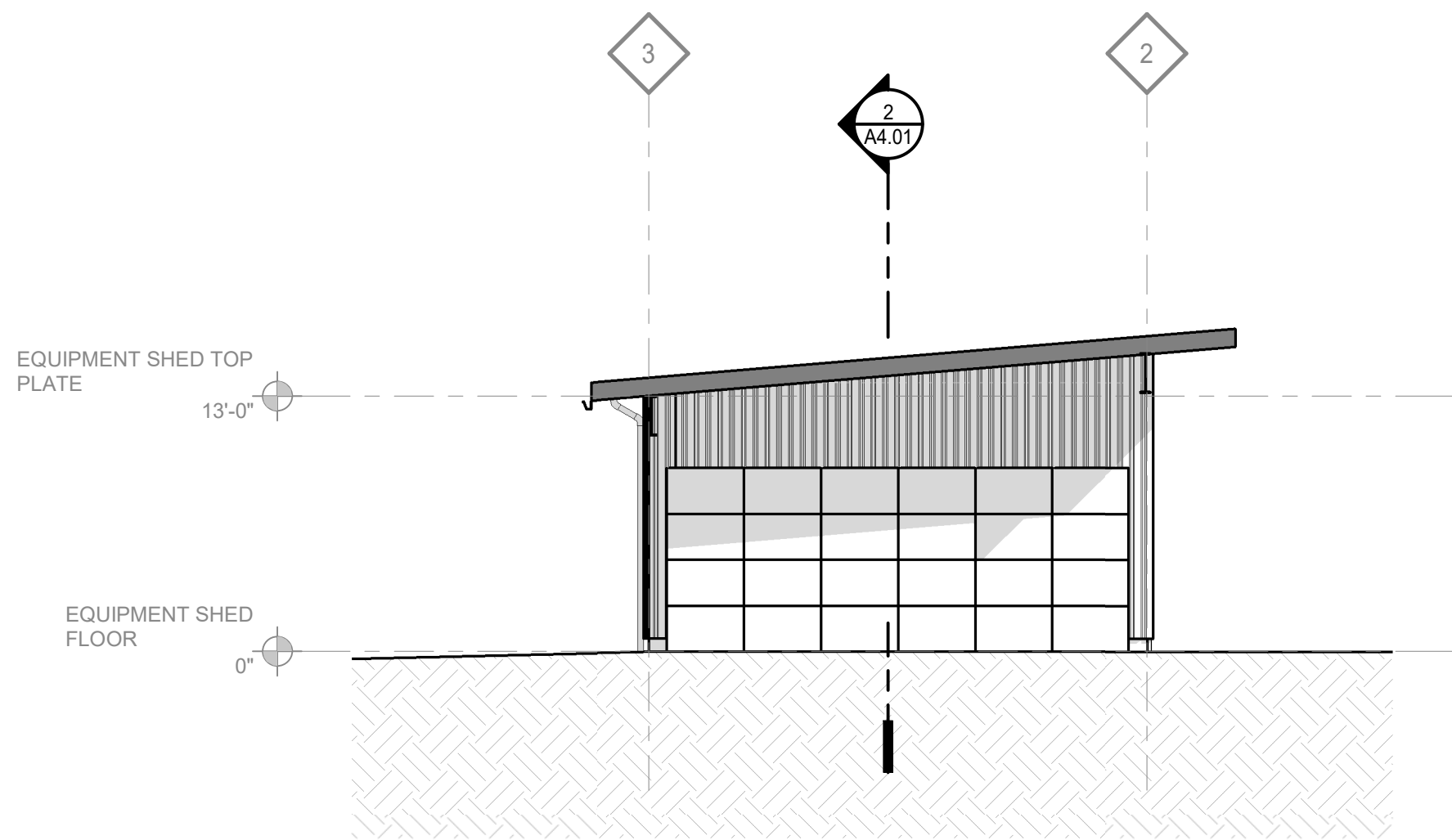
2 CASSED GOODS STORAGE - EAST

1/8" = 1'-0"



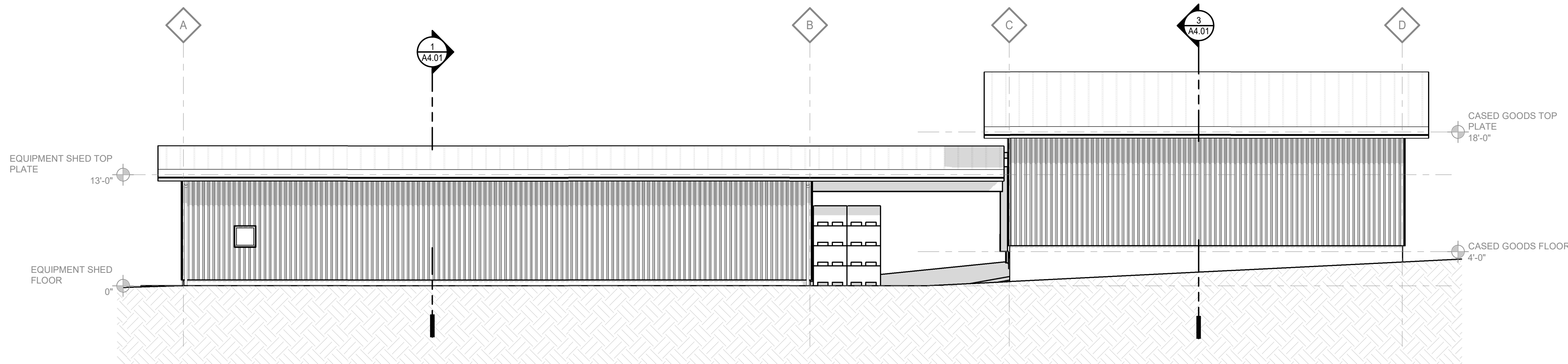
3 OVERALL ELEVATION - WEST

1/8" = 1'-0"



4 EQUIPMENT SHED - EAST

1/8" = 1'-0"



5 OVERALL ELEVATION - SOUTH

1/8" = 1'-0"

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EXTERIOR
ELEVATIONS

Sheet No

A3.01