



Community Development Department

Director: Lauren Prentice

310 W. Poplar, Suite 200 | Walla Walla, WA 99362

Main: commdev@co.walla-walla.wa.us | 509-524-2610

https://www.co.walla-walla.wa.us/residents/community_development/index.php

SUB23-004/CAP23-012/SEPA23-010 NOTICE OF APPLICATION/ODNS

Notice is hereby given on this date, **5/18/2023**, 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 Department is using the optional threshold determination process under the State Environmental Policy Act (SEPA) authorized by WAC 197-11-355. The application comment period may be the only opportunity to comment on the environmental impacts of the proposal. A copy of the SEPA determination on the proposal may be obtained upon request. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an environmental impact statement is prepared. The SEPA Responsible Official has preliminarily determined that the proposal is:

- ☐ 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:

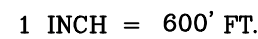
- SEPA Environmental Checklist (SEPA23-010), dated 3/13/2023
- Subdivision Application (SUB23-004), submitted 4/21/2023
- Proposed Plat (SUB23-004), dated 3/11/2022
- Critical Areas Application (CAP23-012), submitted 4/21/2023
- Critical Areas Report/Geohazard Investigation (CAP23-012), dated 12/7/2022

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: Douglas A Botimer, Po Box 2053, Walla Walla, WA, 99362
2. Property Owner(s): D & J Real Estate Llc, Po Box 2053, Walla Walla, WA, 99362 & Savanna Anderson 6210 Linden Ave N, Seattle, WA, 98103
3. Application filing date: 4/21/2023
4. Date that application was determined to be substantially complete: 5/9/2023
5. Location: Generally located on Loney Rd, approximately one (1) mile east of Sudbury Road. Assessor's Parcel Numbers 350704220001, 350704220002, 350833330001, 350833110004, and 350704110006.
6. Description of proposed action: Subdivide five (5) existing parcels: Lots 1, 2 and 3 of large lot segregation recorded under Auditor's file number (AFN) 2007-00947 less Parcel A of AFN 2007-07642, and Parcel A and Parcel B of AFN 2007-07642 to create eight (8) total parcels, each 40 acres, or more in area.
7. Zoning map designation for the location: PA-40
8. Comprehensive plan land use designation for the location: Primary Agriculture
9. Shoreline Environment: None
10. Required Permits: Large Lot Subdivision, Critical Areas
11. Development Regulations: Walla Walla County Code (WWCC) Title 16 – Subdivisions; WWCC 17.17 - Development Permits and Review; WWCC 17.18 – Density and Dimensions; WWCC 17.23 – Conditional Use; WWCC 16.95 – Large Lot Subdivisions; WWCC Title 18 – Environment.
12. Comments on this application must be submitted in writing to the CDD at 310 W Poplar St., Ste 200, Walla Walla, WA 99362 or planning@co.walla-walla.wa.us. 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 CDD before 5:00 PM on the following date: 6/1/2023.
13. A public hearing will not be held on the proposal.
14. The decision on this application will be made by the CDD Director.
15. The Director's decision may be appealed by the applicant(s) or parties of record to the Walla Walla County Hearing Examiner pursuant to WWCC 14.11.010 and 14.11.030.

For additional information please contact **Jennifer Ballard, Senior Planner, at 509-524-2626**, planning@co.walla-walla.wa.us, or 310 W Poplar St., Ste 200, Walla Walla, WA 99362.

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

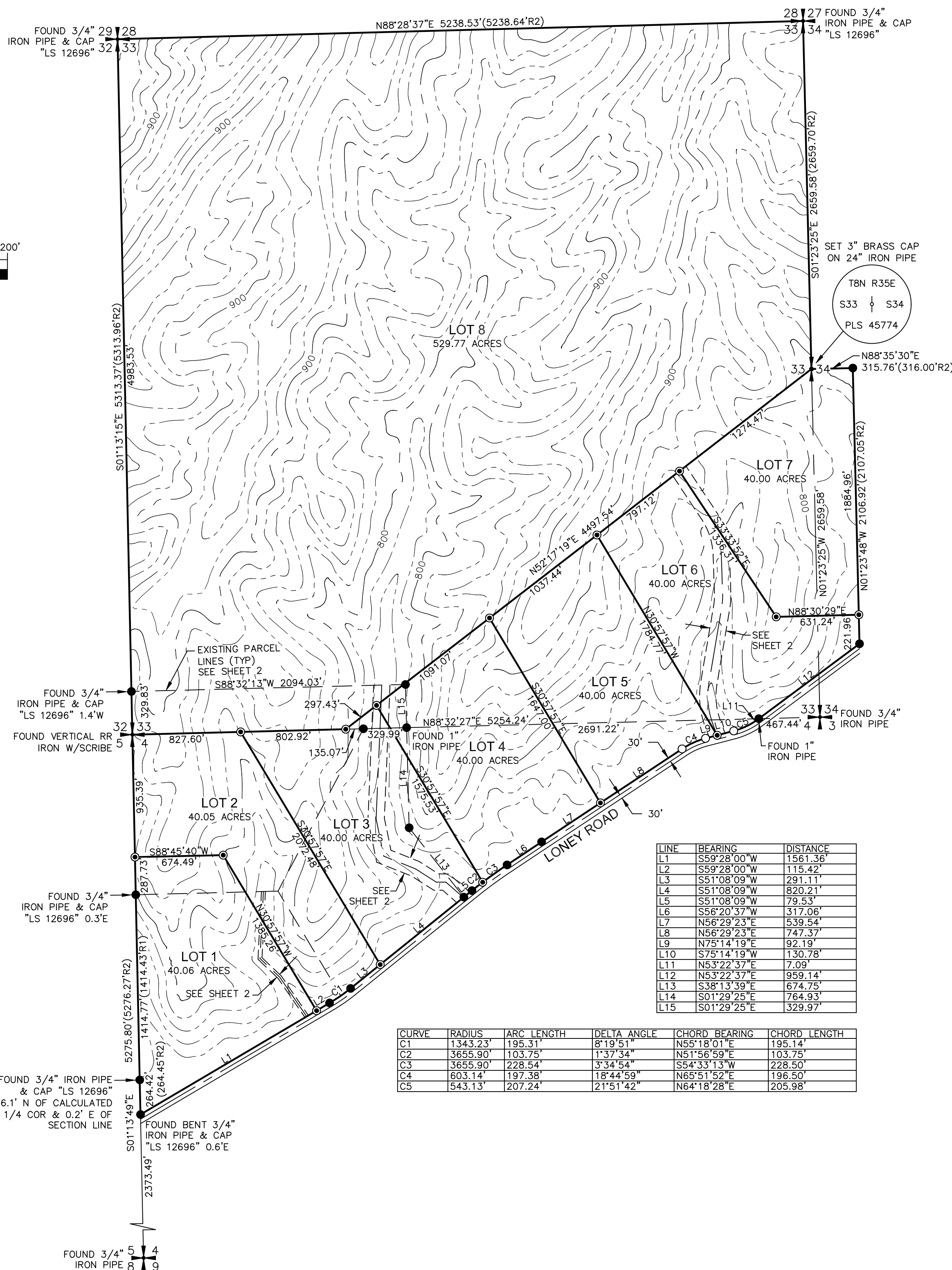


PREPARED FOR

D&J REAL ESTATE, LLC

PORTIONS OF SECTION 4, TOWNSHIP 7 NORTH, RANGE 35 EAST
AND SECTIONS 33 & 34, TOWNSHIP 8 NORTH, RANGE 35 EAST,
WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON

| | | | | | | | |
|---|---|----|---|---|--|----|--|
| X | X | X | X | | | | |
| X | X | 33 | X | | | 34 | |
| X | X | X | X | X | | | |
| X | X | X | X | X | | | |
| | | | | | | | |
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SURVEYOR'S NOTES

1. DATE OF SURVEY: JANUARY THROUGH MARCH, 2022.
2. BASIS OF BEARING: NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, BASED ON OPUS SOLUTION FROM STATIC OBSERVATIONS.
3. UNITS OF MEASURE: US SURVEY FEET GRID DISTANCES. MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.00009478 TO ACHIEVE GROUND DISTANCES. REFERENCE SURVEY AND LOT AREAS ARE GROUND DISTANCES. MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.99990523 TO ACHIEVE SURVEYED GRID DISTANCES.
4. EQUIPMENT/PROCEDURES: TOPCON HIPER GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
5. VERTICAL DATUM: NAVD88, BASED ON OPUS SOLUTION FROM STATIC OBSERVATIONS.
6. CONTOUR INTERVAL: 20 FEET. CONTOURS DERIVED FROM FIELD VERIFIED DATA ON USGS QUADRANGLE MAPS OF HADLEY, WA 2020 AND COLLEGE PLACE, WA, 2020.
7. ● FOUND 3/4" IRON PIPE & CAP "LS 12696" UNLESS NOTED OTHERWISE
8. ◎ SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774"
9. ○ CALCULATED POINT, NOT FOUND OR SET
10. (R1) REFERENCE SURVEY: RECORD OF SURVEY FOR LARGE LOT SEGREGATION, RECORDED UNDER AUDITOR'S FILE NO. 2007-00947, RECORDS OF WALLA WALLA COUNTY, WASHINGTON.
11. (R2) REFERENCE SURVEY: RECORD OF SURVEY FOR LARGE LOT SEGREGATION, RECORDED UNDER AUDITOR'S FILE NO. 2007-07642, RECORDS OF WALLA WALLA COUNTY, WASHINGTON.
12. ADJUSTMENTS TO THE DISTANCES ALONG THE RIGHT-OF-WAY OF LONEY ROAD WERE MADE TO COINCIDE WITH THE FOUND CORNERS.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT ____:____M., AND
RECORDED IN BOOK _____ OF SURVEY'S AT PAGE _____ AT THE REQUEST OF
CHRISTOPHER C. AMMANN.

WALLA WALLA COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME
OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE
REQUEST OF DOUG BOTIMER IN JULY 2021.



CHRISTOPHER C. AMMANN
CERTIFICATE NO. 45774

DATE _____



2245 Robertson Drive
Richland, WA 99354

Office 509-375-4123
Fax 509-371-0999

DATE: 03/11/22

SCALE: 1"=600'

DRAWN BY: CCA

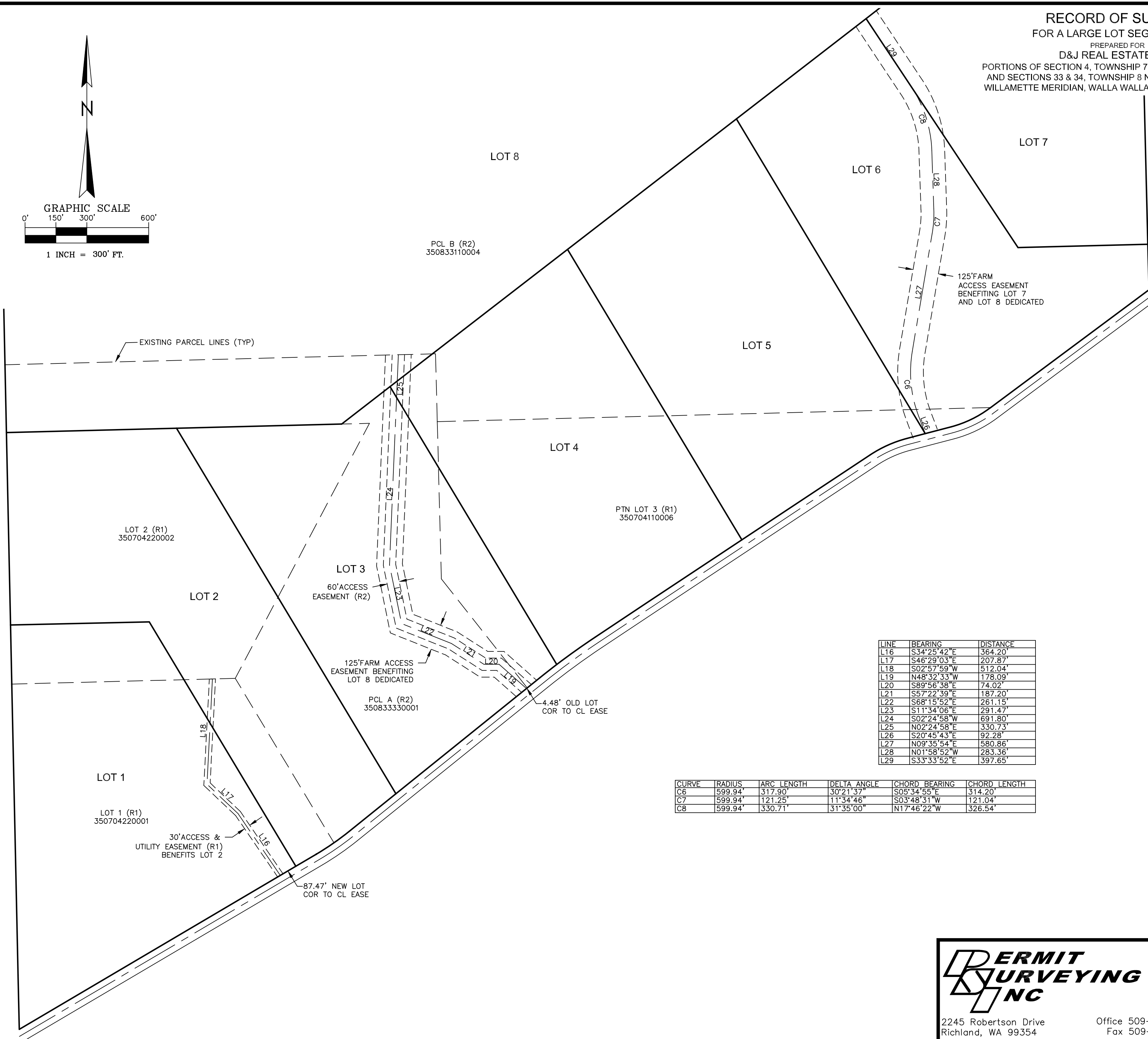
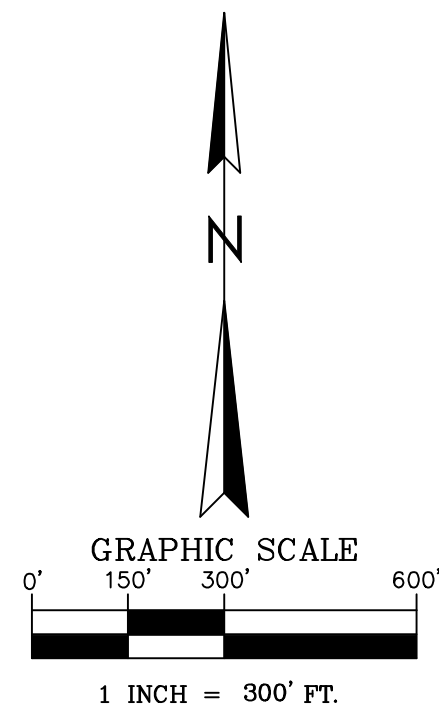
APPROVED BY: CCA

PROJECT: 20143

SHEET 1 OF 3

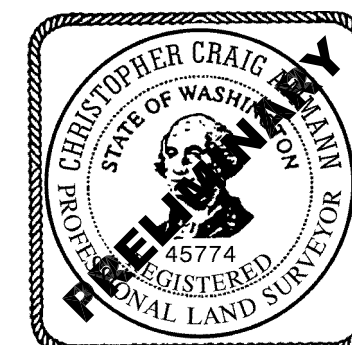
RECORD OF SURVEY
FOR A LARGE LOT SEGREGATION

PREPARED FOR
D&J REAL ESTATE, LLC
PORTIONS OF SECTION 4, TOWNSHIP 7 NORTH, RANGE 35 EAST
AND SECTIONS 33 & 34, TOWNSHIP 8 NORTH, RANGE 35 EAST,
WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L16 | S34°25'42"E | 364.20' |
| L17 | S46°29'03"E | 207.87' |
| L18 | S02°57'59"W | 512.04' |
| L19 | N48°32'33"W | 178.09' |
| L20 | S89°56'38"E | 74.02' |
| L21 | S57°22'39"E | 187.20' |
| L22 | S68°15'52"E | 261.15' |
| L23 | S11°34'06"E | 291.47' |
| L24 | S02°24'58"W | 691.80' |
| L25 | N02°24'58"E | 330.73' |
| L26 | S20°45'43"E | 92.28' |
| L27 | N09°35'54"E | 580.86' |
| L28 | N01°58'52"W | 283.36' |
| L29 | S33°33'52"E | 397.65' |

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|---------|------------|-------------|---------------|--------------|
| C6 | 599.94' | 317.90' | 30°21'37" | S05°34'55"E | 314.20' |
| C7 | 599.94' | 121.25' | 11°34'46" | S03°48'31"W | 121.04' |
| C8 | 599.94' | 330.71' | 31°35'00" | N17°46'22"W | 326.54' |





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Richland, WA 99354

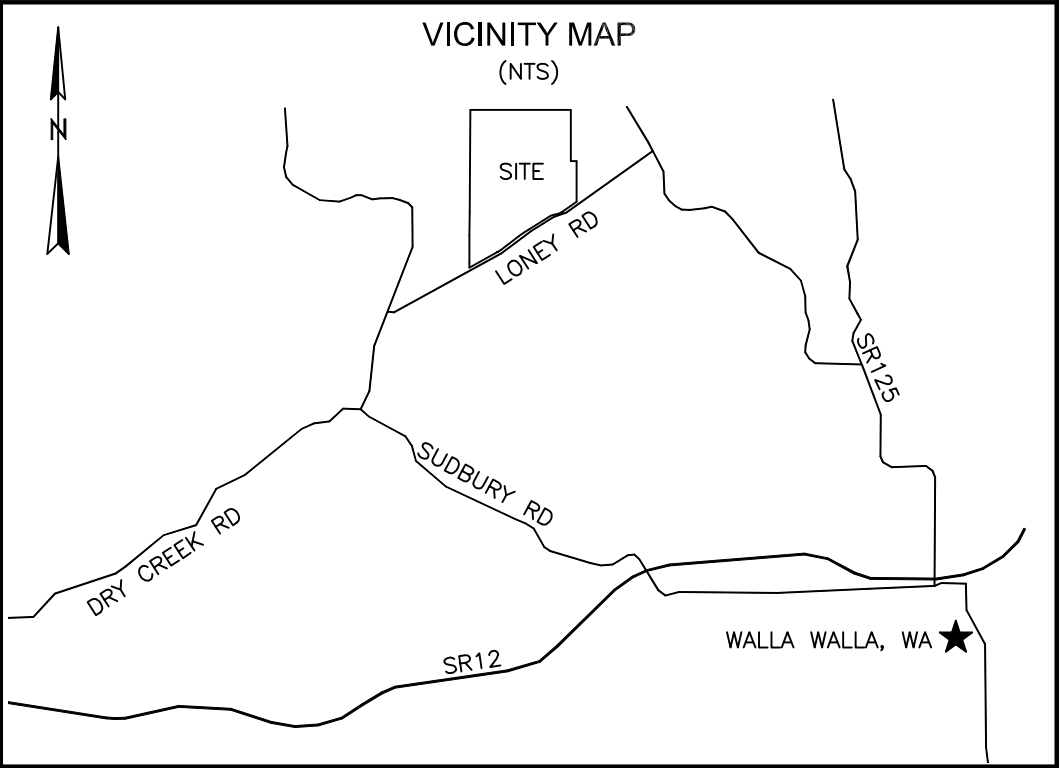
DATE: 03/11/22
SCALE: 1"=300'
DRAWN BY: CCA
APPROVED BY: CCA
PROJECT: 20143

Office 509-375-4123
Fax 509-371-0999

SHEET 2 OF 3

RECORD OF SURVEY
FOR A LARGE LOT SEGREGATION

PREPARED FOR
D&J REAL ESTATE, LLC
PORTIONS OF SECTION 4, TOWNSHIP 7 NORTH, RANGE 35 EAST
AND SECTIONS 33 & 34, TOWNSHIP 8 NORTH, RANGE 35 EAST,
WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON



DESCRIPTION

LOT 1, LOT 2 AND LOT 3 OF THAT RECORD OF SURVEY FOR A LARGE LOT SEGREGATION RECORDED UNDER AUDITOR'S FILE NO. 2007-00947, RECORDS OF WALLA WALLA COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 3 LYING WITHIN PARCEL A OF THAT RECORD OF SURVEY FOR A LARGE LOT SEGREGATION RECORDED UNDER AUDITOR'S FILE NO. 2007-07642, RECORDS OF WALLA WALLA COUNTY, WASHINGTON.

TOGETHER WITH PARCEL A AND PARCEL B OF THAT RECORD OF SURVEY FOR A LARGE LOT SEGREGATION RECORDED UNDER AUDITOR'S FILE NO. 2007-07642, RECORDS OF WALLA WALLA COUNTY, WASHINGTON.

AGRICULTURAL LAND STATEMENT

WALLA WALLA CODE CHAPTER 8.40 "RIGHT TO FARM" NOTICE AND COVENANT

THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND DESIGNATED FOR LONG-TERM COMMERCIALLY SIGNIFICANT AGRICULTURAL ACTIVITIES AND SUBJECT TO A VARIETY OF ACTIVITIES THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS EXTENDING BEYOND THE NORMAL WORKDAY AND/OR WORK WEEK, IN ADDITION TO OTHER ACTIVITIES THAT MAY INCLUDE NOISE, DUST, SMOKE, VISUAL IMPACTS AND ODORS RESULTING FROM HARVESTING, PLANTING, APPLICATION OF FERTILIZERS, PESTICIDES, ANIMAL HUSBANDRY AND ASSOCIATED AGRICULTURAL ACTIVITIES. WHEN PERFORMED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES, THESE AGRICULTURAL ACTIVITIES ARE TO BE EXPECTED, CONSENTED TO BY THE DEVELOPERS OF THIS PROPERTY, THEIR HEIRS, SUCCESSORS AND ASSIGNS AND SHALL NOT BE SUBJECT TO LEGAL ACTION OR PUBLIC NUISANCE.

DEDICATION

D& J REAL ESTATE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT SAID CORPORATION IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON AND THAT SAID CORPORATION HAS CAUSED SAID LAND TO BE SURVEYED AND SEGREGATED INTO LOTS AS SHOWN AND HEREBY DEDICATE TO THE PUBLIC THE EASEMENTS FOR THE USES SHOWN THEREON.

ACKNOWLEDGMENT

STATE OF)
COUNTY OF)

ON THIS _____ DAY OF _____, 20_____, APPEARED BEFORE ME JOHN R. EDWARDS, KNOWN TO ME TO BE A MANAGING MEMBER OF D & J REAL ESTATE, LLC, ON OATH STATED HE IS AUTHORIZED BY D & J REAL ESTATE, LLC TO EXECUTE THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED SAID INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

APPROVALS

THE LARGE LOT SUBDIVISION SHOWN HEREON CONFORMS TO THE COMPREHENSIVE PLAN AND WITH THE REQUIREMENTS OF THE SUBDIVISION CODE OF WALLA WALLA COUNTY, WASHINGTON.

LAUREN PRENTICE
DIRECTOR OF THE WALLA WALLA COUNTY COMMUNITY DEVELOPMENT

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR 20____ AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.

WALLA WALLA COUNTY TREASURER

DATE



2245 Robertson Drive
Richland, WA 99354

Office 509-375-4123
Fax 509-371-0999

DATE: 03/11/22
SCALE: NTS
DRAWN BY: CCA
APPROVED BY: CCA
PROJECT: 20143