

Walla Walla County Community Development Department

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

File No. SEPA22-016
CAP22-022

NOTICE OF APPLICATION / ODNs

Notice is hereby given on this date, 11/3/2022, 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 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 Checklist, dated 7/8/2022
- Critical Areas Permit application, dated 7/27/2022
- Joint Aquatic Resources Permit Application (JARPA) Form, signed 2/11/2022 and 2/20/2022 and addition to the JARPA for Fish Habitat Enhancement Projects
- Cover Letter requested by County Staff dated 10/28/2022
- Coppei Creek Soils Map dated 7/17/2021
- USDA Aquatics Habitat Trip Report dated 1/19/2021
- USDA Soils Trip Report dated 6/11/2021
- Appendix A – Technical Document – Snake River Salmon Recovery Plan for SE Washington, Prepared by Snake River Salmon Recovery Board, Prepared for Washington Governor’s Salmon Recovery Office – 2011 Version
- Appendix B – Points Quality Report. dated 11/30/2021
- Appendix C – Hydrology Computations, including USGS Streamstats report, dated 12/17/2021
- Appendix D – Fluvial Geomorphology prepared by US Department of Agriculture Natural Resources Conservation Service, dated 9/26/2022
- Appendix E – Hydraulics Computations
- Appendix F – Soil Mechanics
- Appendix G – Bridge building plans
- Appendix H – Engineer’s Cost Estimate
- Appendix I – Construction Drawings
- Appendix J – Construction and Material Specifications
- Appendix K – Construction Inspection Plan
- Appendix L – Operation and Maintenance Plan
- USACE 404 Exemption documentation, dated 05/10/2022

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: BEECHINOR FARMS, 5328 COTTONWOOD RD, WALLA WALLA WA 99362
2. Property Owners: BARNES FAMILY FARMLAND LLC, C/O JAY GIROTTO, 18 CRESCENT KEY, BELLEVUE, WA 98006
3. Agent: WALLA WALLA COUNTY CONSERVATION DISTRICT, C/O, ANNIE BYERLEY, 325 N 13TH AVE, WALLA WALLA, WA 99362
4. Application filing date: 9/26/2022
5. Date that application was determined to be substantially complete: 10/25/2022
6. Location and description of proposed action: The applicant is proposing to place a bridge over Coppei Creek to access property east of the waterway. The proposed bridge will be placed in the following critical areas: 100-year floodplain (Approximate A zone), wetlands, fish and wildlife habitat conservation area (100’ wide riparian habitat buffer), and geologically hazardous areas (seismic hazard area of moderate to high liquefaction susceptibility). Development within these critical areas is subject to the standards of Walla Walla County Code (WWCC) Chapter 18.08, Critical Areas and Chapter 18.12, Flood Damage Prevention. The bridge is to be placed on an unaddressed parcel adjacent to 18392 E Highway 12, Waitsburg, WA 99361 (APN 370923110005).

7. Comprehensive plan map designation for the location: Primary Agriculture 40
8. Zoning map designation for the location: Primary Agriculture
9. Shoreline Environment: None
10. Required Permits: Building Permit, Critical Areas Permit
11. Development Regulations: WWCC Title 15 – Buildings and Construction, WWCC Chapter 18.08 – Critical Areas, and WWCC Chapter 18.12 – Flood Damage Prevention.
12. 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 CDD before 5:00 PM on the following date: November 17, 2022.**
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 the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA 99362; 509-524-2610; planning@co.walla-walla.wa.us.

Staff Contact: Don Sims, Associate Planner, 509-524-2618.

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