

Walla Walla County Community Development Department

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

File No. CUP22-005

NOTICE OF APPLICATION / ODNs

Notice is hereby given on this date, 3/10/2022, 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 (SEPA22-005), prepared 01/25/2022
- Winery Permit Application (WP22-002), dated 02/09/2022
- Conditional Use Permit Application (CUP22-005), dated 02/09/2022
- Land/Alta Survey, dated 08/24/2021 and 01/05/2017
- Geotechnical Engineering Report, Dated 05/11/2020
- Preliminary Site Plan, dated 02/2022
- Exhibit "A" Conditional Use Permit Application Review Criteria, dated 01/25/2022

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: WALLA WALLA VINTNERS c/o Scott Haladay; 225 VINEYARD LN; WALLA WALLA WA, 99362
2. Property Owners: OPAL WEST VINEYARD LLC; 225 VINEYARD LN; WALLA WALLA, WA 99362
3. Application filing date: 2/9/2022
4. Date that application was determined to be substantially complete: 3/3/2022
5. Location and description of proposed action: The proposal will replace an existing building used for wine production with two structures of 4,680-square feet that will be used for wine production and storage. A covered concrete crush pad of 1,720 square feet will be placed between the two buildings. The site is presently an operating winery with an area of 9,465-square feet. Upon approval the winery facility will have an area of 15,858-square feet. The site is located generally at 225 VINEYARD LN (APN 370717140014).
6. Comprehensive plan map designation for the location: Primary Agriculture 40
7. Zoning map designation for the location: PA-40
8. Shoreline Environment: **Not Applicable
9. Required Permits: Conditional Use Permit, Winery Permit
10. Development Regulations: Chapter 17.18 – Density and Dimensions; Chapter 17.20 – Off Street Parking and Loading Areas; Chapter 17.22 – Wineries and Breweries
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: 03/24/2022.**
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: 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.