

Walla Walla County Community Development Department

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

File No. CUP22-011

WP22-006

CAP22-027

SEPA22-027

NOTICE OF APPLICATION / ODNs

Notice is hereby given on this date, 12/29/2022, 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, SEPA22-027, dated December 6, 2022
- Critical Areas Application, CAP22-027, dated December 6, 2022
- Critical Aquifer Recharge Area Engineering Report by PBS Engineering and Environmental, Inc., dated December 5, 2022
- Winery Permit Application, WP22-006, dated December 6, 2022
- Conditional Use Permit with Exhibit A, CUP22-011, dated December 6, 2022
- Site Plan, dated November 2022
- Large Lot Segregation Survey for adjacent property, Paul W.P. Tompkins, showing property boundaries highlighted in light blue, recorded 1/31/2005, AFN 2005-01218

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: ORCHARD, HENDERSON II; 4130 POWERLINE RD; WALLA WALLA WA, 99362
2. Property Owners: ORCHARD JOLEEN & HENDERSON; 4130 POWERLINE RD; WALLA WALLA, WA 99362
3. Engineer/Consultant: PBS ENGINEERING & ENVIRONMENTAL, INC, C/O Trevor Bennett, P.E.; 5 N COLVILLE ST, SUITE 200, WALLA WALLA, WA 99362
4. Application filing date: 12/6/2022
5. Date that application was determined to be substantially complete: 12/22/2022
6. Name, location and description of proposed action: **Henderson Type II Winery and Type II B & B.** An existing winery proposes two additional buildings that will result in the creation of a Type II Bed and Breakfast and Type II Winery. The site is located generally at 4122 POWERLINE RD (APN 360609310002), in the Agriculture Residential 10 zoning district. The following mapped Critical Areas are on the subject property: Critical Aquifer Recharge Areas (Walla Walla Shallow Gravel Aquifer, Areas of Moderate Recharge Vulnerability).
7. Comprehensive plan map designation for the location: Agriculture Residential
8. Zoning map designation for the location: Agriculture Residential 10
9. Shoreline Environment: N/A
10. Required Permits: Conditional Use, Critical Areas, Winery Application
11. Development Regulations: Walla Walla County Code 17.08.074.A-B, 17.16, 17.22, 17.40, 18.08
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 Department before 5:00 PM on the following date: 1/12/2023.**
13. A public hearing will be held on this proposal; but it has not been scheduled yet.
14. 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; 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.

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VICINITY MAP
NTS
NORTH AS SHOWN ON SITE PLAN.



OWNER/DEVELOPER/APPLICANT:

HENDERSON ORCHARD
4130 POWERLINE ROAD
WALLA WALLA, WA 99362
HENDERSON@POCKETINET.COM
(509) 386-3962

GENERAL NOTES FOR REVIEWER

1. THE PROPERTY IS LOCATED IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON.
2. THIS SITE PLAN WAS GENERATED FROM AN ORTHORECTIFIED AERIAL IMAGE OF THE SITE PARCEL.
3. THE PROPERTY IS LOCATED IN THE AGRICULTURE RESIDENTIAL 10 (AR-10) ZONE AND THE WALLA WALLA COUNTY PARCEL NUMBER FOR THE PROPERTY IS 380609310002.
4. EXISTING PARKING SPACES HAVE BEEN EVALUATED AND ADDITIONAL PARKING WILL BE ADDED TO COMPLY WITH WALLA WALLA COUNTY MUNICIPAL CODE (WWCMC).
5. THE SITE IS LOCATED IN THE CRITICAL AQUIFER RECHARGE AREA AND A REPORT HAS BEEN PREPARED PER WWCMC 18.08.230.
6. ALL PROPERTY DEVELOPMENT WILL BE MORE THAN 50-FT FROM ANY STEEP SLOPES OF 15 PERCENT OR MORE.
7. THE PROPOSED STRUCTURES WILL BE DESIGNED TO MEET THE MINIMUM SEPARATION AND APPLICABLE FIRE CODE REQUIREMENTS AS REQUIRED BY WALLA WALLA COUNTY.
8. THE PROPOSED STRUCTURES WILL BE DESIGNED TO MEET THE MINIMUM SETBACK REQUIREMENTS OF 10-FT AS OUTLINED IN WWCMC 17.18.020.

UTILITY NOTES

- SANITARY SYSTEM
1. SEWAGE DISPOSAL WILL CONSIST OF EXISTING ONSITE SEPTIC DRAINFIELDS. EXISTING DRAINFIELDS WILL BE MODIFIED AND/OR EXPANDED AS NEEDED TO COMPLY WITH WASHINGTON STATE DEPARTMENT OF HEALTH (DOH) STANDARDS.

- WATER SYSTEM
1. BASED ON THE DEPARTMENT OF HEALTH GUIDELINES, THE EXISTING GROUP 'B' WATER SYSTEM IS ANTICIPATED TO BE ADEQUATE FOR THE PROPOSED TYPE II BED AND BREAKFAST. THE GROUP B DOMESTIC WATER SYSTEM WILL BE USED TO SERVE THE GUEST UNITS AND PRIMARY RESIDENCE.

- 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 AND INFILTRATION OF STORMWATER RUNOFF.
 2. A CONSTRUCTION STORMWATER GENERAL PERMIT (CSWGP) WILL NOT BE NECESSARY AS THE DISTURBED AREA IS LESS THAN ONE (1) ACRE.

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

- EXTERIOR LIGHTING
1. EXTERIOR LIGHTING WILL BE STANDARD BUILDING MOUNTED AREA LIGHTS. ALL EXTERIOR LIGHTING WILL COMPLY WITH WWCMC.

- LANDSCAPING
1. NO FORMAL LANDSCAPING IS PROPOSED FOR THIS PROJECT. ALL LANDSCAPE ADDED TO THE SITE WILL COMPLY WITH WWCMC AND WILL GENERALLY MATCH THE EXISTING ONSITE VEGETATION.

PBS Engineering and
Environmental Inc.
5 N Cobble St, Ste 200
Walla Walla, WA 99362
509.950.3020
pbsusa.com



SITE PLAN FOR:
ORCHARD WINERY IMPROVEMENTS
4122 POWERLINE ROAD, WALLA WALLA COUNTY, WASHINGTON



Know what's below.
Call before you dig.

DESIGNED:
JLM2

CHECKED:
TAB

NOVEMBER 2022
67996-000

SHEET ID

FIG 1

SHEET 1 OF 1