

# Walla Walla County Community Development Department

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

File No. SEPA22-019

## NOTICE OF APPLICATION / ODNs

Notice is hereby given on this date, August 11, 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 (SEPA22-019), dated 7/1/2022, and attachments
  - A. Site Plan dated 6/26/2022
  - B. Inadvertent Discover Plan for Burbank Business Park
  - C. Transportation Impact Analysis for Burbank Business Park – April 2013
- Building Permit Application received 6/30/2022 (SCRN22-0158) and following plan documents: Construction Plans by Tri-City Engineers dated 6/26/2022, Structural Calculations dated 6/29/2022, Mechanical, Lighting, and Envelope Energy Code WSEC Compliance Form dated 6/30/2022, Mechanical and Energy Calculations dated 6/30/2022, Code-Analysis Calculations dated 6/29/2022, and Civil Calculations dated 6/29/2022.

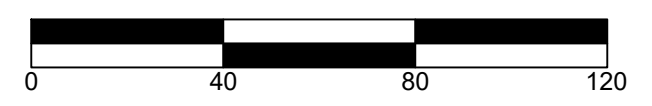
These documents are located at the office of the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA, and shall be made available for public review during all applicable comment periods on the application/proposal. Preliminary determinations and information contained herein shall not bind the County and are subject to continuing review and modification.

1. Applicant: RND LAND HOLDINGS, LLC. C/O PATRICK FLUMERFELT; PO BOX 608; SELAH WA, 98942
1. Property Owners: PORT OF WALLA WALLA; 310 A STREET; WALLA WALLA, WA 99362
2. Application filing date: 7/4/2022
3. Date that application was determined to be substantially complete: 8/1/2022
4. Location and description of proposed action: Construct a steel building of approximately 29,300 square feet to be used as a warehouse/fabrication shop and office. Site Improvements include pavement for parking and maneuvering, site lighting, stormwater improvements, utilities, and landscaping. Truck traffic expected to be approximately 50 trips per day; 20 trips passenger vehicles expected. Approximately 90 truck/trailer parking stalls and 104 employee and visitor stalls proposed. The site is located generally at 69 GATEWAY RD (APN 300802560099), in the Burbank Business Park in the IBP zoning district.
5. Comprehensive plan map designation for the location: Industrial
6. Zoning map designation for the location: Industrial Business Park (IBP)
7. Shoreline Environment: N/A
8. Required Permits: Building Permit, Addressing Permit, Construction General Stormwater Permit
9. Development Regulations: Walla Walla County Code Chapters 17.16, 17.18, 17.16, 18.04.
10. 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 before 5:00 PM on August 25, 2022.**
11. The decision on this application will be made by the Community Development Director. 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 MORE INFORMATION:** Please contact Lauren Prentice, Community Development Director, at 509-524-2610 or [commdev@co.walla-walla.wa.us](mailto:commdev@co.walla-walla.wa.us).



1 SITE PLAN  
SCALE: 1" = 40'



SITE PLAN NOTES:  
1. SEE GENERAL NOTES ON SHEET G1.1

PARCEL NUMBER: 300802560099  
 LEGAL DESCRIPTION: 2-8-30 LOT 99 BINDING SITE PLAN 13/64 2018-00679 BURBANK BUSINESS PARK AMENDMENT 1  
 OWNER NAMES: PORT OF WALLA WALLA  
 SITE ADDRESS: 69 GATEWAY RD. BURBANK, WA 99323  
 LEGAL ACRES: 6.00 ACRES  
 ZONING: INDUSTRIAL BUSINESS PARK

DRAFTER	A GONZALEZ	6/26/22
DRAFT CHK	D GARZA	6/26/22
ENGINEER	K EMORY	6/26/22
ENG CHK	K EMORY	6/26/22
SHEET SIZE	22"x34"	REV #
		0

DESIGNER:  
**TRI-CITY ENGINEERS**  
 3801 W VAN GIESEN ST  
 WEST RICHLAND, WA 99353  
 509-210-1010

OWNER/PROJECT LOCATION:  
**PROJECT SIGMA**  
 98 GATEWAY DR  
 BURBANK, WA 99323

SHEET TITLE:  
**SITE PLAN**

PROJECT:  
**934**

SHEET:  
**C1.1**



Digital Signature Authorization Code: 6/30/2022, 3:31:06 pm

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