

Walla Walla County Community Development Department

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

File No. SDP19-001
CAP19-023
SEPA18-006

NOTICE OF APPLICATION / ODNS

Notice is hereby given on this date, 7/4/2019, 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 April 29, 2019
- Site Development Permit application submitted May 6, 2019
- Conceptual Site Plans (2), undated
- Topographic Survey Map by PBS Engineering and Environmental, dated February 1, 2019
- Critical Areas Permit application, submitted June 20, 2019
- Critical Areas Assessment – Wetlands and Fish and Wildlife Habitat Conservation Areas, by PBS Engineering and Environmental, dated February 21, 2019
- Critical Areas Memorandum by PBS Engineering and Environmental, dated June 14, 2019
- Preliminary Geotechnical Report by Anderson Perry and Associates, dated February 4, 2019

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/Owner: Walla Walla Public Schools; 364 S. Park Street; Walla Walla, WA, 99362
2. Applicant's Representative: Kevin Cole, Architects West; 210 East Lakeside Avenue; Coeur D'Alene, ID 83814; kevinc@architectswest.com.
3. Application filing date: 5/6/2019 (SDP19-001, SEPA19-006), 6/20/2019 (CAP19-023).
4. Date that application was determined to be substantially complete: 6/3/2019
5. Location and description of proposed action: **Walla Walla High School 2018 Bond Renovation Project on existing campus at 800 Abbott Road** (APN 360733510118, 360733510119, 360733240003, 360733240002, 360733510117, 260733510169,

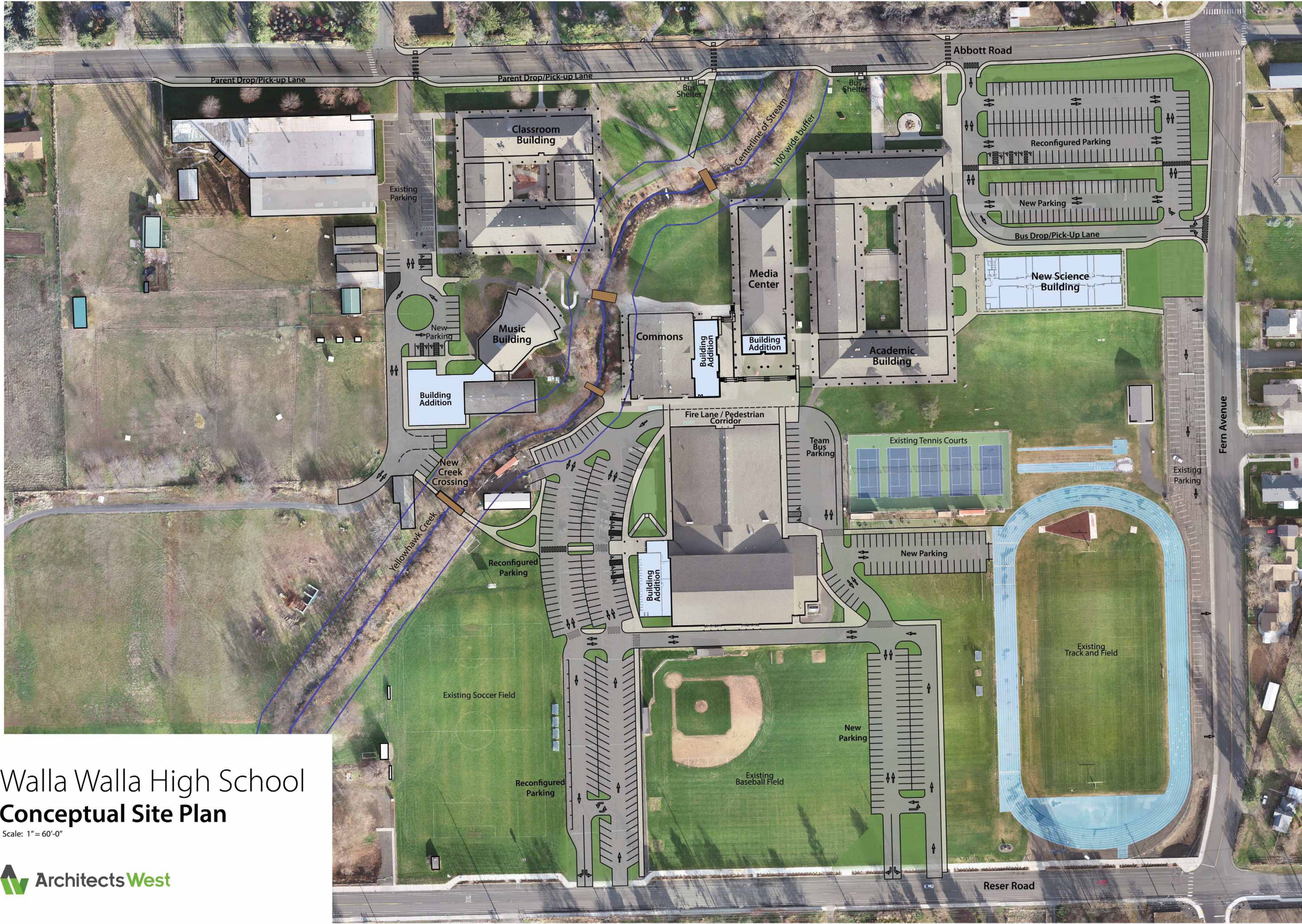
360733510028, 360733230001, 360733510075). Building improvements to include interior upgrades, modernizations, and expansions for classrooms. Site improvements to consist of improved new parking lots for students, parents, and bus drop-off, demolition of existing portable classrooms, pedestrian circulation improvements, Americans with Disabilities (ADA) improvements, and miscellaneous utility improvements. Improvements to Abbott Road, within right-of-way are planned but the exact scope is unknown, conceptual plan has been provided by the School District.

6. Application/Review Types: Level 2 Review for Site Development Permit, Critical Areas Permit, SEPA Environmental Review.
7. Other Required Permits/Approvals: Building Permits, NPDES Construction Stormwater General Permit, Washington State Department of Labor and Industries approval, Washington State Fire Marshal approval, and Office of Superintendent of Public Instruction approval.
8. Comprehensive plan map designation for the location: Public Reserve
9. Zoning map designation for the location: PR
10. Development Regulations:
 - WWCC Chapter 17.18 – Development Standards – Density and Dimensions*
 - WWCC Chapter 17.20 – Development Standards – Off-Street Parking and Loading Areas*
 - WWCC Chapter 18.08 – Critical Area Protection*
11. Mapped Critical Areas: Fish and Wildlife Habitat Conservation Area (Yellowhawk Creek); Geologically Hazardous Areas (seismic hazard area with moderate to high liquefaction susceptibility and erosion hazard area with slopes greater than 15%); Walla Walla River Shallow Gravel Aquifer Critical Aquifer Recharge Area.
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 4:00 PM on the following date: 7/18/2019.**
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; commdev@co.walla-walla.wa.us.

Staff Contact: Lauren Prentice, Principal Planner, 509-524-2620.

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



Walla Walla High School Conceptual Site Plan

Scale: 1" = 60'-0"