

Walla Walla County Community Development Department

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

File No. SEPA20-006

NOTICE OF APPLICATION / ODNIS

Notice is hereby given on this date, 9/3/2020, 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:

- Environmental Checklist (SEPA 20-006) dated May 20, 2020
- Preliminary Subdivision (SUB20-003) application dated June 2, 2020
- Preliminary Plat Map dated May 27, 2020
- Critical Areas Permit (CAP20-014) application dated July 13, 2020 and July 17, 2020
- Storm Drainage Report dated January 16, 2020
- Geotechnical Engineering Report dated January 10, 2020
- Trip Generation report dated June 5, 2020

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: THE VINES AT DOUBLEBACK, LLC; PO BOX 518; WALLA WALLA WA, 99362
2. Property Owners: 5B FARMS INC; 3071 BYRNES RD; TOUCHET, WA 99360
3. Application filing date: 6/15/2020
4. Date that application was determined to be substantially complete: 7/13/2020
5. Location and description of proposed action: 20-lot preliminary subdivision application for a cluster development of 211.14-acres west of Powerline Road and south of Cottonwood Creek, in unincorporated Walla Walla County. The proposed subdivision contains 19 residential lots which would be located off Powerline Road on three new private roads; the remaining 179.99-acres would be preserved in the resource parcel.
6. Comprehensive plan map designation for the location: Agriculture Residential
7. Zoning map designation for the location: Agriculture Residential-10
8. Shoreline Environment: Not Applicable
9. Required Permits: Critical Areas Permit Application
10. Development Regulations: WWCC Title 16 – Subdivisions; WWCC Chapter 18.08 – Critical Areas Protection; WWCC 17.31 – Development Standards – Cluster Developments on Resource Lands; WWCC 17.18 – Density and Dimensions
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 CDD before 5:00 PM on the following date: September 17, 2020.**
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: Lauren Prentice, Director, 509-524-2620.

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