

# Walla Walla County Community Development Department

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

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File No. SUB20-011

## NOTICE OF PUBLIC HEARING

**File name/number:** Final Plat Alteration of Villa Del Rio PUD/SUB20-011

**Application type:** SUBDIVISION – Final Plat Alteration

**Applicant:** GAMBONE, ANTHONY JR & DIANE M;  
179 ELLA-QUINTINO LN;  
WALLA WALLA WA, 99362

**Project description:** The proposal would amend the boundaries of Lots 2, 7, and 8 of the Villa Del Rio Planned Development (AFN 2008-11598), increasing the size of residential lots and decreasing the size of the open space lot by 1.75. The common area (pond) easement would be modified to reflect the as-built location, thereby increasing the easement by approximately 1.3 acres. The PUD is located on Ella Quintino Lane and Old Milton Highway.

**Review process and public comment:** The Hearing Examiner will make a decision within ten working days of the public hearing. Written testimony may be submitted prior to or at the public hearing on May 25, 2021. Please indicate your name and address and refer to the file indicated above.

Send written comments to:

Walla Walla County Community Development Department (CDD)  
c/o Lauren Prentice,  
310 W Poplar St., Suite 200  
Walla Walla, WA 99362  
[commdev@co.walla-walla.wa.us](mailto:commdev@co.walla-walla.wa.us)

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## PUBLIC HEARING INFORMATION

**May 25, 2021 at 10:00 AM of as close thereto as possible**

**Location:** Due to the Governor's COVID-19 **this hearing will be held virtually.**

Cisco Webex Meeting Link: <https://wwco.webex.com/meet/CDD>

Call in 1-408-418-9388 | Meeting Number/Access Code: 969 633 053

An agenda, instructions on participating by phone or online, and a staff report, will be available one week prior to the hearing. Contact staff directly for more information about how to participate virtually; if you provide your email address, we can add you to the email distribution list. If you want to run a test of the Webex system, we can do that too.

For members of the public without Internet access, the County can provide access to equipment. Please contact the department at least 24-hours in advance to coordinate.

**THE PUBLIC COMMENT PERIOD ON THIS APPLICATION IS EXPECTED TO END AT THE CONCLUSION OF THE 5/25/2021 PUBLIC HEARING, UNLESS THE RECORD IS HELD OPEN BY THE HEARING EXAMINER.**

Any interested person may comment on this application, receive notice, and participate in any hearings. Persons submitting testimony may participate in the public hearing, request a copy of the final decision, and have rights to appeal the final decision. You can obtain a copy of the staff report from the CDD by contacting the person listed below. Walla Walla County complies with ADA; reasonable accommodation provided with 3 days' notice.

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**FOR MORE INFORMATION:** For more information regarding this application, please contact Lauren Prentice, Director, at 509-524-2610 or [commdev@co.walla-walla.wa.us](mailto:commdev@co.walla-walla.wa.us).

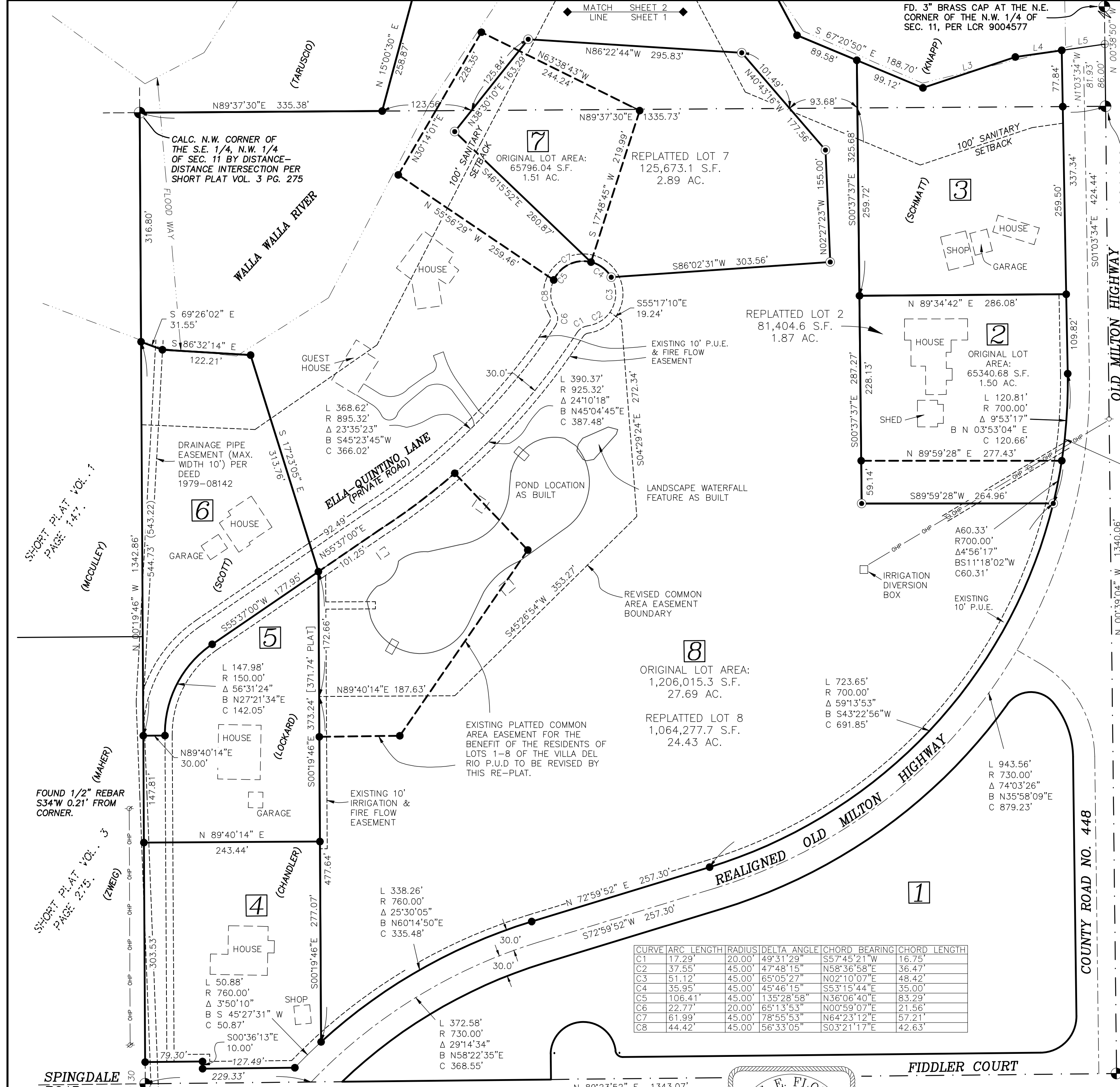
**Hearing Examiner website:** [https://www.co.walla-walla.wa.us/government/community\\_development/hearing\\_examiner.php](https://www.co.walla-walla.wa.us/government/community_development/hearing_examiner.php)

Walla Walla County complies with ADA; reasonable accommodation provided with 3 days notice.

A REPLAT OF LOTS 2, 7, & 8 OF VILLA DEL RIO P.U.D.,  
WALLA WALLA COUNTY PLAT BOOK 7 PAGE 48

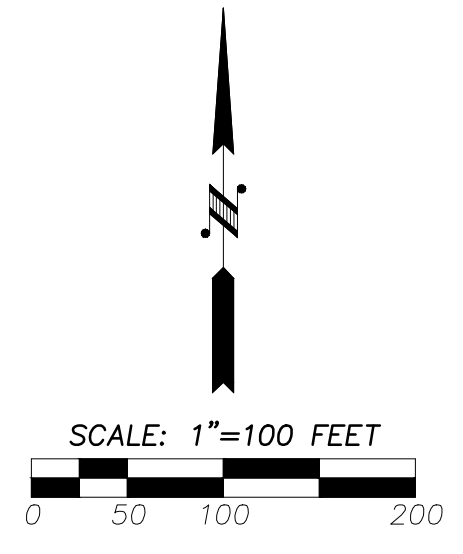
LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11,  
TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M., WALLA WALLA COUNTY,  
WASHINGTON.

WALLA WALLA COUNTY PROJECT NO. \_\_\_\_\_



**LINE TABLE**

| NO. | BEARING       | DISTANCE |
|-----|---------------|----------|
| L1  | S 45°47'50" E | 59.25'   |
| L2  | S 27°59'50" E | 134.30'  |
| L3  | N 71°31'10" E | 134.70'  |
| L4  | N 81°50'10" E | 64.83'   |
| L5  | N 81°50'10" E | 60.27'   |



**RECORD LEGAL DESCRIPTIONS**

PER SHORT PLAT CERTIFICATE, FILE NO. 48189, PREPARED BY LAND TITLE OF WALLA WALLA COUNTY, INC., ISSUE DATE NOVEMBER 19, 2020, 8:00 A.M.:

PARCEL A  
LOT 2 OF VILLA DEL RIO, A PLANNED UNIT DEVELOPMENT, FILED NOVEMBER 21, 2008 IN BOOK 7 OF PLATS AT PAGE 48, UNDER AUDITOR'S FILE NO. 2008-11598, RECORDS OF WALLA WALLA COUNTY, STATE OF WASHINGTON  
SITUATE IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON

PARCEL B  
LOT 7 OF VILLA DEL RIO, A PLANNED UNIT DEVELOPMENT, FILED NOVEMBER 21, 2008 IN BOOK 7 OF PLATS AT PAGE 48, UNDER AUDITOR'S FILE NO. 2008-11598, RECORDS OF WALLA WALLA COUNTY, STATE OF WASHINGTON  
SITUATE IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON

PARCEL C  
LOT 8 OF VILLA DEL RIO, A PLANNED UNIT DEVELOPMENT, FILED NOVEMBER 21, 2008 IN BOOK 7 OF PLATS AT PAGE 48, UNDER AUDITOR'S FILE NO. 2008-11598, RECORDS OF WALLA WALLA COUNTY, STATE OF WASHINGTON  
SITUATE IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON

**LEGEND**

- PLAT BOUNDARY
- - - - PLAT BOUNDARY TO BE REVISED
- · - · SECTION OR SECTION SUBDIVISION LINE
- ROADWAY CENTERLINE
- - - - RIGHT OF WAY LINE
- - - - EASEMENT LINE
- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "WA19619 0R02820"
- MONUMENT PER PLAT BK. 7 PG. 48
- ( ) RECORD DIMENSION
- ⊕ CALCULATED POSITION PER SHORT PLAT BK. 2 PG. 74
- POWER POLE
- OHP — OHP — OHP — OVERHEAD POWER LINE

**BASIS OF BEARINGS**

N00°00'46"W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 11, T6N, R35E, W.M., AS SHOWN ON SHORT PLAT VOL. 3, PAGE 50, RECORDS OF WALLA WALLA COUNTY, WA.

FD. 1 1/2" PIPE AT C1/4 COR. PER LCR NO. 8905505

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1    | 17.29'     | 20.00' | 49°31'29"   | S57°45'21"W   | 16.75'       |
| C2    | 37.55'     | 45.00' | 47°48'15"   | N58°36'58"E   | 36.47'       |
| C3    | 51.12'     | 45.00' | 65°05'27"   | N02°10'07"E   | 48.42'       |
| C4    | 35.95'     | 45.00' | 45°46'15"   | S53°15'44"E   | 35.00'       |
| C5    | 106.41'    | 45.00' | 135°28'58"  | N36°06'40"E   | 83.29'       |
| C6    | 22.77'     | 20.00' | 65°13'53"   | N00°59'07"E   | 21.56'       |
| C7    | 61.99'     | 45.00' | 78°55'53"   | N64°23'12"E   | 57.21'       |
| C8    | 44.42'     | 45.00' | 56°33'05"   | S03°21'17"E   | 42.63'       |

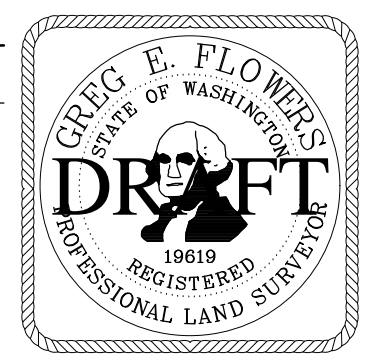
**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
AT THE REQUEST OF GREG E. FLOWERS, LAND SURVEYOR, IN  
VOLUME \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF PLATS.  
WALLA WALLA COUNTY AUDITOR \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

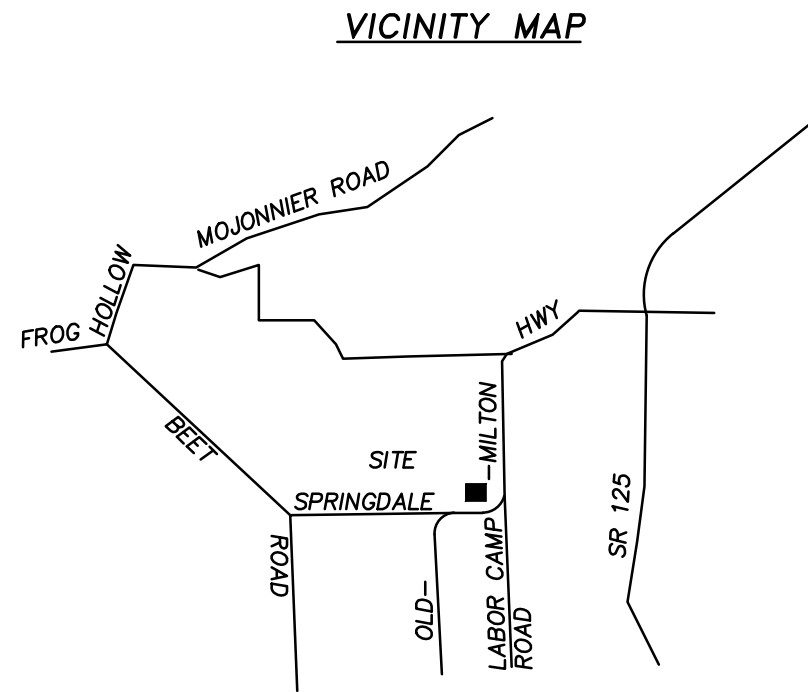
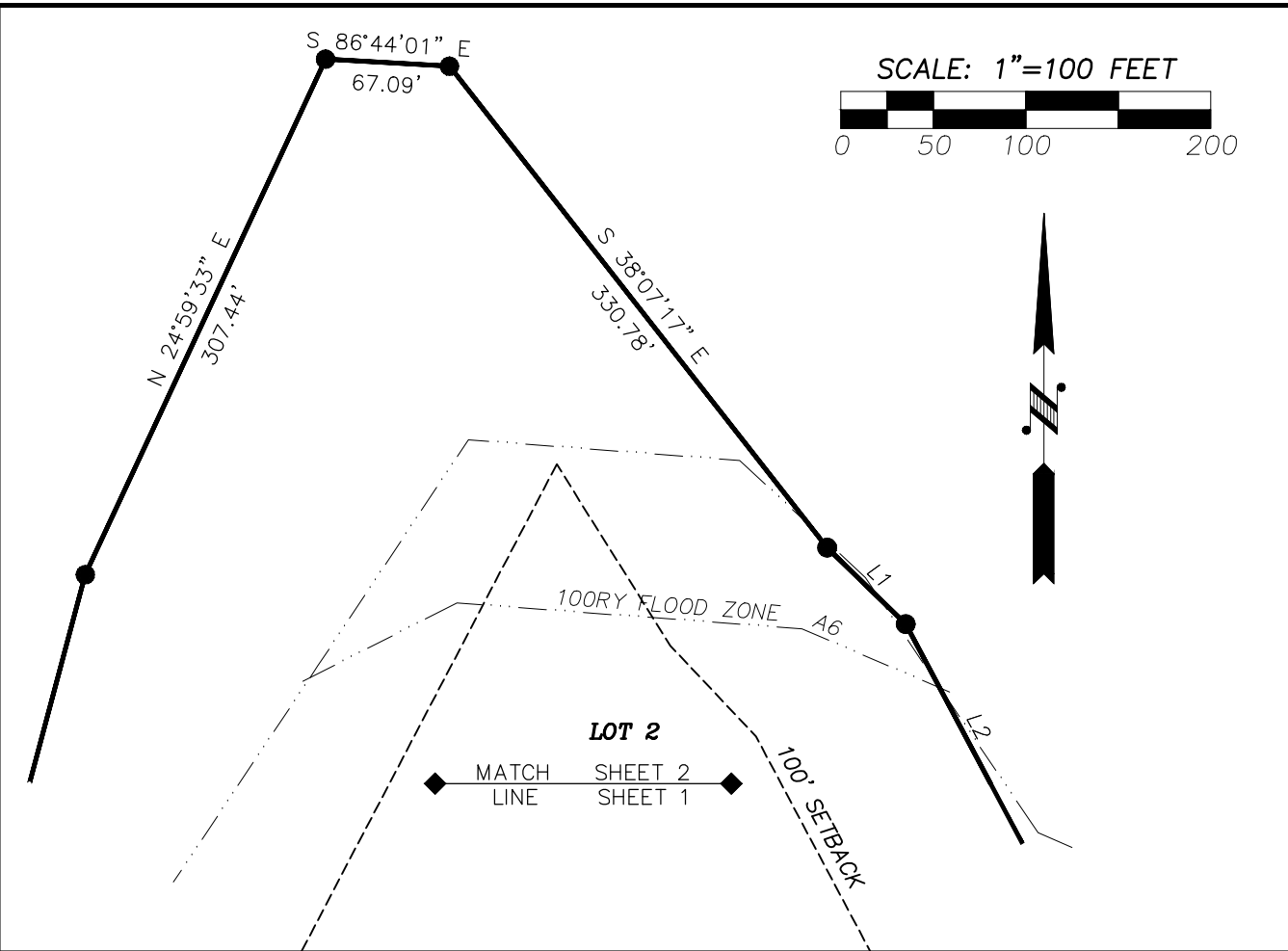
I, GREG E. FLOWERS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON UNDER CERTIFICATE NO. 19619, HEREBY CERTIFY THAT THIS PLAT IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED, AND THAT ALL MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE PLAT.

GREG E. FLOWERS PLS NO. 19619



**PBS Engineering and Environmental Inc.**  
5 N Colville St, Ste 200  
Walla Walla, WA 99362  
509.956.3026  
pbsusa.com

|                           |                     |                |
|---------------------------|---------------------|----------------|
| CLIENT: TONY GAMBONE      | PROJECT NO.: 67331  |                |
| SURVEYOR: GREG E. FLOWERS | DATE: 12/07/2020    |                |
| CALC BY: GEF              | DRAWN BY: TRT       | SCALE: 1"=100' |
| SECTION: 11               | TOWNSHIP: 6 NORTH   | RANGE: 35 EAST |
| CITY: N/A                 | COUNTY: WALLA WALLA | SHEET 1 OF 2   |



A REPLAT OF LOTS 2, 7, & 8 OF VILLA DEL RIO P.U.D.,  
WALLA WALLA COUNTY PLAT BOOK 7 PAGE 48

LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11,  
TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M., WALLA WALLA COUNTY,  
WASHINGTON.

WALLA WALLA COUNTY PROJECT NO. \_\_\_\_\_

**NOTES**

1. THIS SURVEY WAS PERFORMED AT THE REQUEST OF TONY GAMBONE TO REVISE THE BOUNDARIES OF THREE LOTS WITHIN HIS 2008 PLAT.
2. THIS SURVEY WAS PERFORMED USING SPECTRA-PRECISION SP80 GPS RECEIVERS HAVING STANDARD ERRORS OF BMM + 1 PPM, AND MEETS THE ACCURACY REQUIREMENTS OF WAC 332-130-090.
3. MONUMENTS SHOWN HEREIN WERE SET PER BOOK 7 OF PLATS, PAGE 48; SELECT MONUMENTS WERE RE-VISITED AND VERIFIED FOR LOCATION. MONUMENTS AT THE REVISED LOT CORNERS WERE SET IN NOVEMBER 2020.

**CRITICAL AREAS NOTE**

THE FOLLOWING CRITICAL AREAS ARE LOCATED ON OR ADJACENT TO THE SITE, AS SHOWN ON WALLA WALLA COUNTY CRITICAL AREAS MAPS, REVISED 2018: CRITICAL AQUIFER RECHARGE AREAS, ZONE 1; SEISMIC HAZARD AREAS - MODERATE TO HIGH; FUTURE DEVELOPMENT WITHIN THESE AREAS IS SUBJECT TO REGULATION UNDER WALLA WALLA COUNTY CODE CHAPTER 18.08; SUBMITTAL OF A CRITICAL AREAS PERMIT APPLICATION AND CRITICAL AREAS REPORTS MAY BE REQUIRED.

**AGRICULTURAL LANDS STATEMENT**

PER WALLA WALLA COUNTY CODE CHAPTER 8.40 "RIGHT TO FARM"

THE SUBJECT PROPERTY IS LOCATED WITHIN OR NEAR DESIGNATED AGRICULTURAL LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION.

**EXEMPT WELL NOTE**

THE ATTORNEY GENERAL'S OPINION, (AGO 1997 NO. 6) REGARDING THE STATUS OF EXEMPT GROUND WATER WITHDRAWALS, STATES THAT A GROUP OF WELLS DRILLED BY THE SAME PERSON OR GROUP OF PERSONS, AT OR ABOUT THE SAME TIME, IN THE SAME AREA FOR THE SAME PURPOSE OR PROJECT SHOULD BE CONSIDERED A SINGLE WITHDRAWAL AND WOULD NOT BE EXEMPT FROM THE PERMITTING REQUIREMENT CONTAINED IN RCW 90.44.050, IF THE TOTAL AMOUNT WITHDRAWN FROM DOMESTIC USE EXCEEDS 5000 GALLONS PER DAY.

**FLOOD PLAIN NOTE**

FLOODWAY SCALED FROM MAP PANEL 530194 0440, 100 YEAR FLOOD AND ELEVATIONS FROM FIRM MAP PANEL 530194 0440 B. BOTH EFFECTIVE DEC. 1, 1983.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ANTHONY J. GAMBONE AND DIANE M. GAMBONE, LOURDES LEGASPI AND JOHN WILGUS, AND SCOTT D. VAN WORMER AND JAMIE M. VAN WORMER, OWNER(S), OF THE LANDS DEPICTED HEREIN, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY DEDICATE TO THE PUBLIC ALL ROADS AND RIGHTS OF WAY NOT DESIGNATED AS PRIVATE, AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.'s) AS SHOWN HEREIN. WE HEREBY WAIVE FOR OURSELVES AND OUR SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY PUBLIC AUTHORITY RESULTING FROM CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES OR PUBLIC PROPERTY ON THE PROPERTY DESCRIBED HEREIN.

ANTHONY J. GAMBONE \_\_\_\_\_ DIANE M. GAMBONE \_\_\_\_\_  
 LOURDES LEGASPI \_\_\_\_\_ JOHN WILGUS \_\_\_\_\_  
 SCOTT D. VAN WORMER \_\_\_\_\_ LJAMIE M. VAN WORMER \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
 202\_\_ APPEARED SCOTT D. VAN WORMER, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.  
 MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
 RESIDING IN \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
 202\_\_ APPEARED JAMIE M. VAN WORMER, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.  
 MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
 RESIDING IN \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
 202\_\_ APPEARED LOURDES LEGASPI, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.  
 MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
 RESIDING IN \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
 202\_\_ APPEARED JOHN WILGUS, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.  
 MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
 RESIDING IN \_\_\_\_\_

**ACKNOWLEDGMENT**

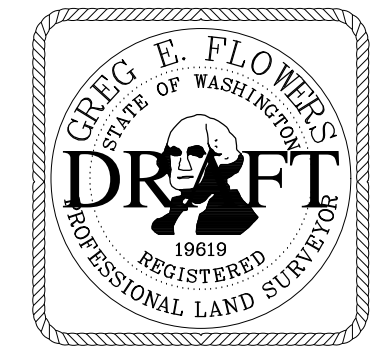
STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
 202\_\_ APPEARED ANTHONY J. GAMBONE, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.  
 MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
 RESIDING IN \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
 202\_\_ APPEARED DIANE M. GAMBONE, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.  
 MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
 RESIDING IN \_\_\_\_\_



**APPROVALS**

APPROVED IN ACCORDANCE WITH CHAPTER 17.37 OF THE WALLA WALLA COUNTY CODE.

LAUREN A. PRENTICE, DIRECTOR, WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT \_\_\_\_\_ TAXES FOR THE YEAR \_\_\_\_\_ AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.

WALLA WALLA COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_



**PBS Engineering and Environmental Inc.**  
 5 N Colville St, Ste 200  
 Walla Walla, WA 99362  
 509.956.3026  
 pbsusa.com

|                           |                     |                            |  |
|---------------------------|---------------------|----------------------------|--|
| CLIENT: TONY GAMBONE      |                     | PROJECT NO.: 67331         |  |
| SURVEYOR: GREG E. FLOWERS |                     | DATE: 12/07/2020           |  |
| CALC BY: GEF              | DRAWN BY: TRT       | SCALE: 1" = 100'           |  |
| SECTION: 11               | TOWNSHIP: 6 NORTH   | RANGE: 35 EAST             |  |
| CITY: N/A                 | COUNTY: WALLA WALLA | SHEET <u>2</u> OF <u>2</u> |  |