



Community Development Department

Director: Lauren Prentice

310 W. Poplar, Suite 200 | Walla Walla, WA 99362

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https://www.co.walla-walla.wa.us/residents/community_development/index.php

SUB23-003/CAP23-005/SEPA23-003 NOTICE OF APPLICATION/ODNS

Notice is hereby given on this date, **4/13/2023**, 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 Environmental Checklist, SEPA23-003, dated 1/25/2023
- Critical Areas Application, CAP23-005, submitted 2/3/2023
- Short Plat Application, SUB23-003, submitted 2/3/2023
- Preliminary plat, submitted 3/24/2023
- Email regarding wetland buffer note on plat, dated 3/27/2023
- SEPA Staff Evaluation Report, dated 4/7/2026

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: WRC II LLC; c/o Ben Case, Po Box 91, Walla Walla, WA, 99362
2. Property Owner(s): WRC II LLC, Po Box 91, Walla Walla, WA, 99362
3. Application filing date: 2/3/2023
4. Date that application was determined to be substantially complete: 3/29/2023
5. Location: Generally located at S 3rd Ave, north of DeMarini Drive, south of Russell Creek, Walla Walla (Assessor's Parcel Numbers 360605510006 & 360605514809)
6. Description of proposed action: Applicant proposes to subdivide an 11.66 acre parcel into one 6.16 acre lot and one 5.5 acre lot.
7. Zoning map designation for the location: RR-5
8. Comprehensive plan land use designation for the location: Rural Residential 5
9. Shoreline Environment: Not Applicable
10. Required Permits: None identified
11. Development Regulations: Walla Walla County Code (WWCC) Title 16 – Subdivisions; WWCC Title 17 - Zoning; WWCC Title 18 – Environment.
12. Comments on this application must be submitted in writing to the CDD at 310 W Poplar St., Ste 200, Walla Walla, WA 99362 or planning@co.walla-walla.wa.us. 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: 04/27/2023.**
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 **Jennifer Ballard, Senior Planner, at 509-524-2626, planning@co.walla-walla.wa.us**, or 310 W Poplar St., Ste 200, Walla Walla, WA 99362.

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