

Walla Walla County Community Development Department

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

File No. CUP18-009
SEPA18-029
CAP18-034

NOTICE OF APPLICATION / ODNIS

Notice is hereby given on this date, 2/6/2019, 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 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 Environmental Checklist (SEPA18-029) dated 11/2018
- Conditional use permit (CUP18-009) application received 11/30/2018, with the following attachments: Exhibit A (written statement), vicinity map and site plans (Figures 1-3)
- Critical areas permit application (CAP18-034) received 11/30/2018, with the following attachments: Critical Areas Report dated 10/2018, Level 1 Hydrogeologic Assessment dated 11/9/2018
- Construction drawings dated 11/20/2018

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: Cascade Natural Gas c/o Thomas Henderson; 8113 W Grandridge BLVD; Kennewick, WA 99336
2. Representative: Shannon & Wilson, Inc. c/o Amy Summe; 400 N 34TH Street, Suite 100; Seattle, WA 98103
3. Property Owners:
 - JR Simplot Company; PO Box 27; Boise, ID; 83707
 - Firstfruits Land, LLC.; 1111 Fishhook Park Road; Prescott, WA 99348
 - Strebin Farms, LLC.; 28245 SE Division; Troutdale, OR 97060
 - Port of Walla Walla; 310 A Street; Walla Walla, WA 99362
 - Tessengerlo Kerley, Inc.; 2255 N. 44th Street, Suite 300; Phoenix, AZ 85008

4. Application filing date: 11/30/2018
5. Application type: conditional use permit (for utility facilities), critical areas permit, SEPA Environmental Review
6. Date that application was determined to be substantially complete: 12/28/2018
7. Location and description of proposed action: Cascade Natural Gas has proposed to construct about 5.8 miles of 12-inch diameter high-pressure natural gas main pipeline. The new line would connect Cascade Natural Gas's existing 8-inch Attalia pipeline at the west end of the alignment to Gas Transmission Northwest's (TransCanada) pipeline at the east end of the alignment. In addition to the pipeline, two structures are proposed to be built along Alignment A-1: a regulator station in a chain-link-fenced enclosure at the east end. The east end gate station would include several concrete pads poured for the pipeline heater and odorizer and a regulator. The site is located in unincorporated Walla Walla County between Section 3, Township 07N, Range 31E to the northwest and Section 17, Township 07N, Range 32E to the east.
8. Comprehensive plan map designation for the location: Primary Agriculture, Industrial
9. Zoning map designation for the location: Primary Agriculture (PA-40), Industrial Agriculture – Mixed (IA-M), Industrial Agriculture – Heavy (IA-H)
10. Critical Areas: The following critical areas are located within or near the project site: critical aquifer recharge areas, wetlands, fish and wildlife habitat areas (terrestrial habitat), geologically hazardous areas (erosion hazard area with slope exceeding 15%).
11. Other Required Permits/Approvals: None identified
12. Development Regulations: Chapter 17.40 – Conditional Uses, Chapter 18.08 – Critical Area Protection, Chapter 17.18 – Development Standards – Density and Dimensions
13. 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 Department before 5:00 PM on the following date: 2/20/2019.**
14. A public hearing will be held on this proposal; it is tentatively schedule for March 9, 2019.
15. 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, Principal Planner, 509-524-2620.

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

