

# Walla Walla County Community Development Department

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

File No. CUP18-005, SEPA18-012

## NOTICE OF APPLICATION / ODNs

Notice is hereby given on this date, 7/16/2018, 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 Checklist dated 05/29/18
- Conditional Use Permit application submitted 06/04/18 and attachments A-C

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/Property Owner: Port of Walla Walla c/o Patrick Reay, Executive Director; 310 A Street; Walla Walla, WA 99362
2. Application filing date: 6/4/2018
3. Application type: Conditional Use Permit for utility facilities
4. Date that application was determined to be substantially complete: 7/2/2018
5. Location and description of proposed action: Expand the existing water system within the Dodd Road Industrial Park to serve the Port's Wallula Gap Business Park and other industrial sites within the Attalia Industrial Urban Growth Area (UGA) when separate service agreements can be reached. The proposed water system improvements were designed to provide potable water to new and existing business and to maintain adequate fire flow and storage within the UGA. The project would include adding a deep basalt well, which would be about 1,100-feet deep, four water storage tanks, a pumphouse, and water supply and distribution lines. Existing shallow alluvium wells within the business park will be connected with the water system. Approximately 21,000 feet of roadway will also be constructed, within which utilities will be placed. The project site is generally within the Attalia Industrial Urban Growth Area.
6. Comprehensive plan map designation for the location: Industrial
7. Zoning map designation for the location: Industrial Agriculture – Mixed, Industrial Agriculture - Heavy
8. Required permits/approvals: excavation grading permit, critical area review, construction stormwater general permit (Department of Ecology), well permit (Department of Health)
9. Applicable development regulations: Chapter 17.40 – Conditional Uses, Chapter 18.08 – Critical Area Protection, Chapter 17.18 – Development Standards – Density and Dimensions
10. 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: 7/30/2018.**
11. A public hearing will be held on this proposal; but it has not been scheduled yet.
12. 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](mailto: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.