

Walla Walla County Community Development Department

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

File No. CUP18-006
SEPA18-014

NOTICE OF APPLICATION / ODNs

Notice is hereby given on this date, 10/16/2018, 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 4/13/2018 (SEPA18-014)
- SEPA Checklist dated 8/28/2018 (SEPA18-014)
- Site Plans
- Conditional use permit application received 6/5/2018 (CUP18-006)
 - Exhibit A written statement dated 4/12/2018
 - Exhibit A written statement dated 7/12/2018
- Parking Lot and Soccer Field Lease for north parking lot 8/30/2018

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:** Bernardo Lopez dba Nano Arts, 96 Frontage Road; Walla Walla, WA, 99362
2. **Property Owners:**
 - Armando Pimentel, 146 Frontage Road; Walla Walla, WA 99362
 - Cancion Nueva c/o Alberto Rosales, 146 Frontage Road; Walla Walla, WA 99362
 - Bernardo Lopez dba Nano Arts; 96 Frontage Road; Walla Walla, WA, 99362
3. **Application filing date:** 6/5/2018
4. **Date that application was determined to be substantially complete:** 9/18/2018
5. **Location and description of proposed action:** Nano Arts has proposed to expand operations of an existing art production facility which operates at 96 Frontage Road to properties to the north and south. The existing art production facility is located at 96 Frontage Road (APN 350611410067, 350611410042). The current application proposes

expansion of the operations to include use of a newly constructed gravel parking lot to the north at the southwest corner of Farmland Road and Frontage Road (APN 350611410073); and secondly, use of a port of an existing building and parking lot to the south at 130 Frontage Road (APN 350611410043).

6. **Comprehensive Plan Designation:** Rural Residential
7. **Zoning District:** Rural Residential 5-acres (RR-5)
8. **Critical Areas:** The site is located in the following mapped critical areas: critical aquifer recharge area (Walla Walla River Shallow Gravel Aquifer) and seismic hazard area (moderate to high liquefaction susceptibility).
9. **Required Permits and Approvals:** Building permit, grading permit, SEPA review, critical areas review
10. **Shorelines:** None present
11. **Development Regulations:** Chapter 17.40 – Conditional Uses, Chapter 18.08 – Critical Area Protection, Chapter 17.18 – Development Standards – Density and Dimensions
12. 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: November 1, 2018.**
13. A public hearing will be held on this proposal; but it has not been scheduled yet.
14. 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.