

Walla Walla County Community Development Department

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

File No. SUB21-003
CAP21-006
SEPA21-002

NOTICE OF APPLICATION / ODNIS

Notice is hereby given on this date, 4/9/2021, 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 Checklist (SEPA21-002), submitted 3/23/2021
- Critical Areas Application (CAP21-006) submitted 3/19/2021
- Short Plat Application (SUB21-003) submitted 3/19/2021
- Short Plat Map (SUB21-003) submitted 3/19/2021

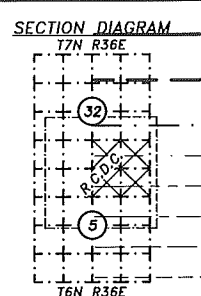
These documents are located at the office of the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA, and shall be made available for public review during all applicable comment periods on the application/proposal. Preliminary determinations and information contained herein shall not bind the County and are subject to continuing review and modification.

1. Applicant: TYLER, ERIC H; 327 CALDWELL RD; WALLA WALLA WA, 99362
2. Property Owners: TYLER, ERIC H & ALLA Z; 327 CALDWELL RD; WALLA WALLA, WA 99362
3. Application filing date: 3/19/2021
4. Date that application was determined to be substantially complete: 3/24/2021
1. Location and description of proposed action: The subject property is generally located at 327 Caldwell Rd (APN 360605513908 and 360605513904), Adjusted Parcel 1 per Boundary Line Adjustment AFN 2021- 03131, in the Rural Residential 5 zoning district. The applicant proposes to subdivide the 13.61 acre parcel into one 8.18 acre parcel and one 5.43 acre parcel. The following Critical Areas are located on or near the project site: Critical Aquifer Recharge Area – High Vulnerability; Geologically Hazardous Areas – Moderate to High Liquefaction Susceptibility; Frequently Flooded Areas; and Fish and Wildlife Habitat Conservation Area, Riparian Stream Segment with a 35 foot buffer.
5. Comprehensive plan map designation for the location: Rural Residential 5
6. Zoning map designation for the location: Rural Residential 5
7. Shoreline Environment: Not Applicable
8. Required Permits: Subdivision, Critical Areas
9. Development Regulations: Walla Walla County Code Chapter 18.08 – Critical Area Protection; Chapter 18.04 – Environmental Policy; Chapter 17.18 – Development Standards – Density and Dimensions; Chapter 16 - Subdivisions
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 CDD before 5:00 PM on the following date: 4-23-2021.**
11. A public hearing will not be held on the proposal.
12. The decision on this application will be made by the CDD Director.
13. 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 the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA 99362; 509-524-2610; commdev@co.walla-walla.wa.us.

Staff Contact: Jennifer Ballard, Senior Planner, 509-524-2626.

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

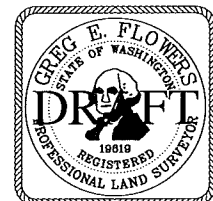
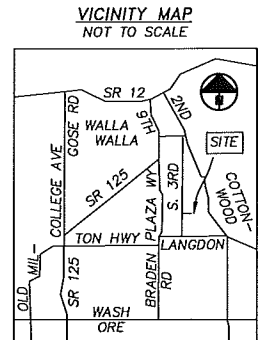
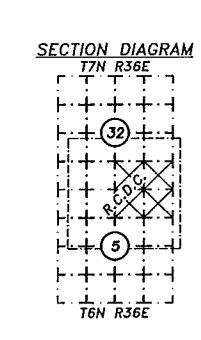


- LEGEND**
- ADJUSTED PARCEL BOUNDARY
 - PARCEL BOUNDARY TO BE ADJUSTED
 - RIGHT OF WAY BNDY. 2.5" BC IN CASE, R10 ROADWAY CENTERLINE
 - EASEMENT BOUNDARY
 - PARCEL BOUNDARY PER RECORD DATA
 - FOUND MONUMENT AS NOTED
 - COMPUTED MONUMENT PER R7 OR R8
 - COMPUTED POSITON ONLY
 - SET 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "WA19619 OR2820"
 - R.C.D.C. RANSOM CLARK DONATION CLAIM
 - IRON REBAR WITH CAP
 - SEE SURVEYOR'S NOTES, DETAILS, AND R.C.D.C. CALCULATIONS, SHEET 3

- RECORD DOCUMENTS**
- R1: RANSOM CLARK DONATION CLAIM, PLAT BK. B PG. 56
 - R2: PROSPECT HEIGHTS, PLAT BK. D PG. 31
 - R3: W.W.V.R. PLAT OF S.E. 1/4 SECTION 32, T7N R36E
 - R4: SURVEY BK. 5 PG. 307, BY TOMKINS FOR KETELSEN ET AL
 - R5: SURVEY BK. 6 PG. 246, BY FLOWERS FOR KRIVOSHEIN
 - R6: SHORT PLAT BK. 3 PG. 84, BY TOMKINS FOR BETZ
 - R7: SURVEY BK. 7 PG. 115, BY TOMKINS FOR PINZA
 - R8: SHORT PLAT BK. 3 PG. 188, BY TOMKINS FOR MCCORKLE
 - R9: SHORT PLAT BK. 3 PG. 243, BY TOMKINS FOR GRANDSTAFF
 - R10: SHORT PLAT BK. 4 PG. 127, BY TOMKINS FOR CAMPBELL
 - R11: SURVEY BK. 10 PG. 285, BY MUNNS FOR BAINIER
 - R12: SURVEY BK. 11 PG. 239, BY TOMKINS FOR TYLER
 - R13: SURVEY BK. 12 PG. 14, BY GREEN FOR CASE
 - R14: SURVEY BK. 12 PG. 235, BY GREEN FOR KETELSEN & TYLER
 - R15: SURVEY BK. 13 PG. 134, BY B. MARTIN FOR BERNARD
 - R16: DEED AFN. 2005-05690 BARNETT GRP. TO HUNTINGTON-PRICE
 - R17: DEED AFN. 2008-01432 HUNTINGTON-PRICE TO TYLER
 - R18: DEED AFN. 2017-05691 BNSF TO TYLER
 - R19: DEED BK. 117 PG. 584 BAKER ET AL TO NORTHWESTERN CORP.
 - R20: DEED BK. 167 PG. 123 REYNOLDS TO W.W.V.R. CO.

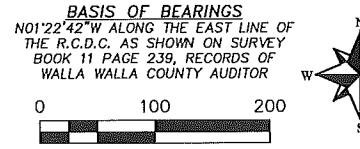
ACCESS & UTILITY EASEMENT CENTERLINE CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.08'	85.00'	18°15'22"	N60°11'57"E	26.97'
C2	47.76'	85.00'	32°11'36"	N67°10'03"E	47.13'
C3	30.46'	115.00'	15°10'36"	S75°40'33"W	30.37'
C4	18.85'	85.00'	12°42'30"	N74°26'30"E	18.81'

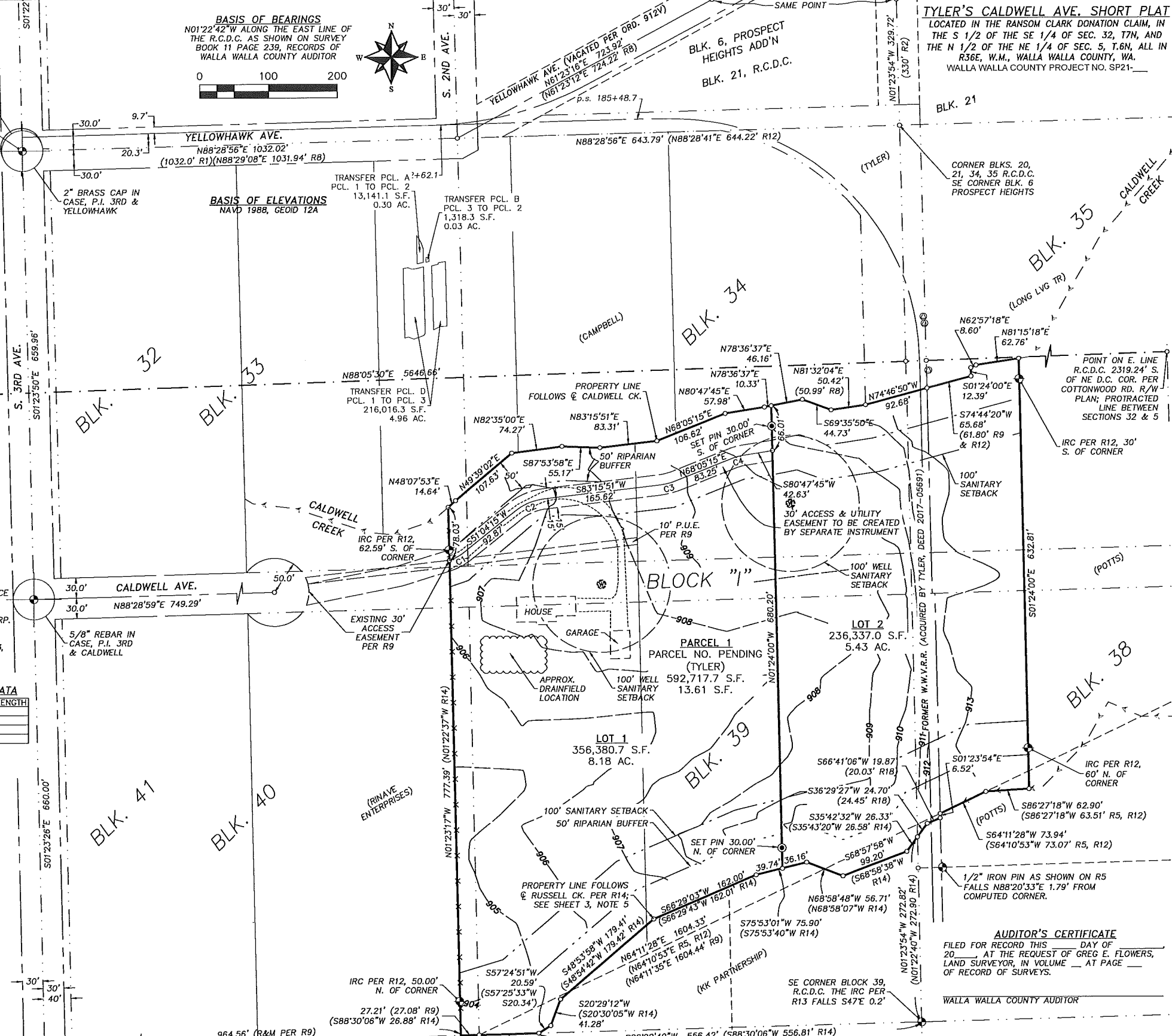


SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AND AT THE REQUEST OF ERIC TYLER IN OCTOBER 2020.

GREG E. FLOWERS PLS NO. 19619



BASIS OF ELEVATIONS
 NAVD 1988, GEOID 12A



TYLER'S CALDWELL AVE. SHORT PLAT
 LOCATED IN THE RANSOM CLARK DONATION CLAIM, IN THE S 1/2 OF THE SE 1/4 OF SEC. 32, T7N, AND THE N 1/2 OF THE NE 1/4 OF SEC. 5, T.6N, ALL IN R36E, W.M., WALLA WALLA COUNTY, WA. WALLA WALLA COUNTY PROJECT NO. SP21-

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS DAY OF 20 AT THE REQUEST OF GREG E. FLOWERS, LAND SURVEYOR, IN VOLUME OF RECORD OF SURVEYS.

WALLA WALLA COUNTY AUDITOR

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

CLIENT: ERIC TYLER	PROJECT NO.: 67626
SURVEYOR: GREG E. FLOWERS	DATE: 3/12/2021
CALC BY: GEF	DRAWN BY: MFW
SECTION: 32/5	TOWNSHIP: 7/6 NORTH
CITY: WALLA WALLA	COUNTY: WALLA WALLA
	RANGE: 36 EAST
	SHEET 1 OF 2

SURVEYOR'S NOTES

1. THIS SURVEY WAS PERFORMED AT THE REQUEST OF ERIC TYLER TO SUBDIVIDE A PARCEL OF LAND IN THE RANSOM CLARK DONATION CLAIM. IT FOLLOWS A BOUNDARY LINE ADJUSTMENT RECENTLY COMPLETED BY THIS FIRM, IN WHICH I RECOMPUTED CERTAIN BLOCK LINES WITHIN THE R.C.D.C. BY PROPORTIONING THE BLOCK CORNERS ON THE SOUTH LINE OF THE CLAIM BETWEEN THE MONUMENT AT 3RD AVE & LANGDON RD. AND THE MONUMENT AT THE S.E. CORNER OF THE R.C.D.C. AND THEN HOLDING STRAIGHT LINES BETWEEN THE MONUMENTS AT 1ST AVE. & RANSOM RD. AND 2ND AVE. & RANSOM RD. WITH THESE PROPORTIONED BLOCK CORNERS, EAST-WEST BLOCK LINES WERE HELD AT RECORD DISTANCES SOUTH OF THE MONUMENTED CENTERLINE OF BLOCK J. A DETAIL OF THE REVISED BLOCK BOUNDARIES IS SHOWN ON THIS SHEET.

2. THIS SURVEY WAS PERFORMED WITH RTK GPS METHODS USING A SPECTRA-PRECISION GPS RECEIVER ON THE WSRN NETWORK, HAVING STANDARD ERRORS OF BMM + 0.5 PPM. MONUMENTS SHOWN WERE VISITED IN JULY, 2020. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OUTLINED IN WAC 332-130-090.

PARCEL LEGAL DESCRIPTION

PARCEL 1
PER BOUNDARY LINE ADJUSTMENT SURVEY, PENDING APPROVAL BY WWCDD:

ALL THAT PORTION OF THOSE LANDS CONVEYED TO ERIC H. TYLER AND ALLA Z. TYLER BY THAT QUIT CLAIM DEED FILED JULY 1, 2020 IN THE OFFICE OF THE WALLA WALLA COUNTY AUDITOR, UNDER FILE NO. 2020-06202, LOCATED SOUTH OF THE CENTERLINE OF CALDWELL CREEK, SAID LANDS BEING LOCATED IN BLOCKS 33, 34, 35, 38, 39, AND 40 AND ALSO BLOCK "I" OF THE RANSOM CLARK DONATION CLAIM SUBDIVISION, AS RECORDED IN BOOK "B" OF PLATS AT PAGE 56, RECORDS OF SAID AUDITOR, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, ALL IN RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 39, SAID POINT BEING IN THE CENTER OF RUSSELL CREEK; THENCE DEPARTING SAID RUSSELL CREEK S88°28'59"W A DISTANCE OF 27.21 FEET; THENCE N01°23'17"W A DISTANCE OF 777.39 FEET TO A POINT IN THE CENTER OF CALDWELL CREEK; THENCE THE FOLLOWING FIFTEEN (15) COURSES ALONG THE CENTERLINE OF SAID CALDWELL CREEK: N48°07'53"E A DISTANCE OF 14.64 FEET; THENCE N49°39'02"E A DISTANCE OF 107.63 FEET; THENCE N02°33'00"E A DISTANCE OF 74.27 FEET; THENCE S87°53'58"E A DISTANCE OF 55.17 FEET; THENCE N83°15'51"E A DISTANCE OF 83.31 FEET; THENCE N68°05'15"E A DISTANCE OF 106.62 FEET; THENCE N80°47'45"E A DISTANCE OF 57.98 FEET; THENCE N78°36'37"E A DISTANCE OF 56.49 FEET; THENCE S69°35'50"E A DISTANCE OF 44.73 FEET; THENCE N81°32'04"E A DISTANCE OF 50.42 FEET; THENCE N74°46'50"E A DISTANCE OF 92.68 FEET; N74°44'20"E A DISTANCE OF 65.68 FEET; THENCE N01°24'00"W A DISTANCE OF 12.39 FEET; THENCE N62°57'18"E A DISTANCE OF 8.60 FEET; THENCE N81°15'18"E A DISTANCE OF 62.78 FEET; THENCE DEPARTING SAID CENTERLINE AND RUNNING S01°24'00"E A DISTANCE OF 632.81 FEET; THENCE S88°27'18"W A DISTANCE OF 62.90 FEET; THENCE S64°11'28"W A DISTANCE OF 73.94 FEET; THENCE S01°23'54"W A DISTANCE OF 6.52 FEET TO A POINT IN THE CENTERLINE OF SAID RUSSELL CREEK; THENCE THE FOLLOWING TEN (10) COURSES ALONG SAID CENTERLINE: S66°41'06"W A DISTANCE OF 19.87 FEET; THENCE S36°29'27"W A DISTANCE OF 24.70 FEET; THENCE S35°42'32"W A DISTANCE OF 26.33 FEET; THENCE S68°57'58"W A DISTANCE OF 99.20 FEET; THENCE N68°58'48"W A DISTANCE OF 56.71 FEET; THENCE S75°53'01"W A DISTANCE OF 75.90 FEET; THENCE S66°29'03"W A DISTANCE OF 162.00 FEET; THENCE S48°53'58"W A DISTANCE OF 179.41 FEET; THENCE S20°29'12"W A DISTANCE OF 41.28 FEET; THENCE S57°24'51"W A DISTANCE OF 20.59 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID BLOCK 39;

THENCE DEPARTING SAID CENTERLINE AND RUNNING S88°28'59"W ALONG SAID SOUTH LINE OF BLOCK 39, A DISTANCE OF 87.26 FEET TO THE POINT OF BEGINNING;

HAVING AN AREA OF 592,717.7 SQUARE FEET, 13.61 ACRES, MORE OR LESS.

CRITICAL AREAS NOTE

THE FOLLOWING CRITICAL AREAS ARE LOCATED ON OR ADJACENT TO THE SITE:
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 WILL LIKELY BE REQUIRED.

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.

COVENANT OF RIGHT TO FARM

NOTICE. THIS PROPERTY IS ON OR WITHIN ONE THOUSAND THREE HUNDRED TWENTY FEET OF LANDS DESIGNATED AS RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE IN THE COMPREHENSIVE PLAN AND ZONED ACCORDINGLY AND SUBJECT TO A VARIETY OF ACTIVITIES THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS EXTENDING BEYOND THE NORMAL WORK DAY AND/OR WORK WEEK. IN ADDITION TO OTHER ACTIVITIES, THESE ACTIVITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, NOISE, DUST, SMOKE, VISUAL IMPACTS, AND ODORS RESULTING FROM CROP OR TIMBER HARVESTING, PLANTING, APPLICATION OF FERTILIZERS, PESTICIDES, ANIMAL HUSBANDRY, MINING-RELATED OPERATIONS, AND ASSOCIATED ACTIVITIES. THESE ACTIVITIES ARE TO BE EXPECTED, CONSENTED TO BY THE OWNERS OF THIS PROPERTY, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, AND SHALL NOT BE SUBJECT TO LEGAL ACTION OR CONSIDERED A PUBLIC OR PRIVATE NUISANCE.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ERIC H. TYLER AND ALLA Z.

TYLER, OWNERS OF, AND I, _____ AUTHORIZED REPRESENTATIVE OF SAMMAMISH MORTGAGE CO., BENEFICIARY OF A DEED OF TRUST AGAINST 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.

ERIC H. TYLER _____ DATE _____

ALLA Z. TYLER _____ DATE _____

AUTHORIZED REPRESENTATIVE OF SAMMAMISH MORTGAGE CO. _____ DATE _____

PRINT NAME _____

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF WALLA WALLA

BEFORE ME THIS ____ DAY OF _____, 20____

APPEARED ERIC H. TYLER AND ALLA Z. TYLER, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING DEDICATION AND SUB-DIVISION TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL

THIS ____ DAY OF _____, 20____

NOTARY PUBLIC FOR THE STATE OF WASHINGTON,

RESIDING IN _____

MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF WALLA WALLA

BEFORE ME THIS ____ DAY OF _____, 20____

APPEARED _____ TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING DEDICATION AND SUB-DIVISION TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL

THIS ____ DAY OF _____, 20____

NOTARY PUBLIC FOR THE STATE OF WASHINGTON,

RESIDING IN _____

MY COMMISSION EXPIRES _____

APPROVALS

THE SHORT PLAT SHOWN HEREIN CONFORMS TO THE COMPREHENSIVE PLAN AND WITH THE REQUIREMENTS OF THE SUBDIVISION CODE OF WALLA WALLA COUNTY, WASHINGTON.

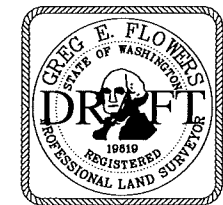
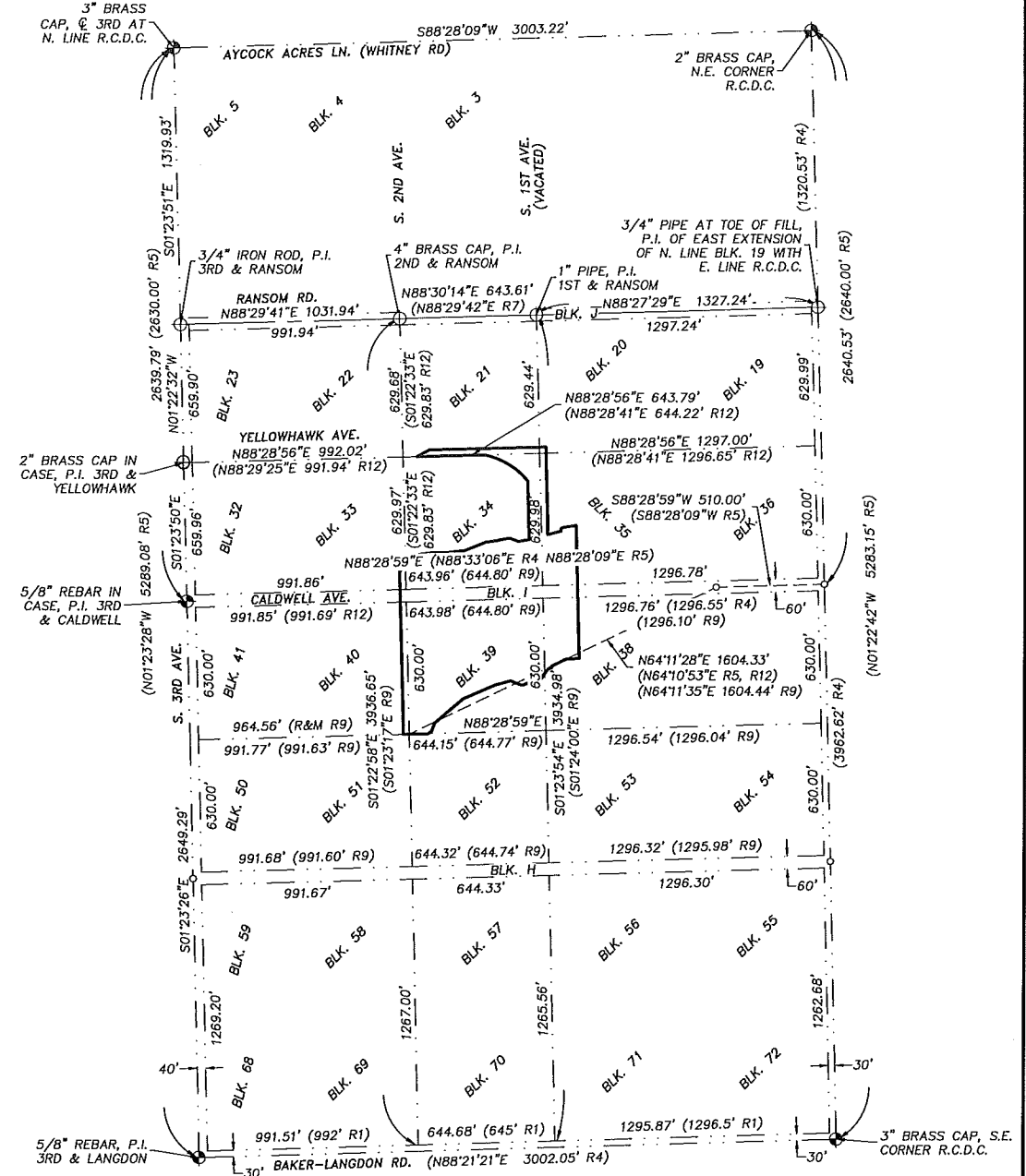
LAUREN PRENTICE, DIRECTOR, _____ DATE _____
WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPT.

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

WALLA WALLA COUNTY TREASURER _____ DATE _____

TYLER'S CALDWELL AVE. SHORT PLAT
LOCATED IN THE RANSOM CLARK DONATION CLAIM,
IN THE S 1/2 OF THE SE 1/4 OF SEC. 32, T7N,
AND THE N 1/2 OF THE NE 1/4 OF SEC. 5, T6N,
ALL IN R36E, W.M., WALLA WALLA COUNTY, WA.
WALLA WALLA COUNTY PROJECT NO. SP21-_____

RANSOM CLARK DONATION CLAIM
(EAST OF 3RD AVENUE)
1" = 500'



<p>PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com</p>	CLIENT: ERIC TYLER	PROJECT NO.: 67626	
	SURVEYOR: GREG E. FLOWERS	DATE: 3/12/2021	
	CALC BY: GEF	DRAWN BY: MFW	SCALE: 1" = 100'
	SECTION: 32/5	TOWNSHIP: 7/6 NORTH	RANGE: 36 EAST
	CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET 2 OF 2