



NOTICE OF APPLICATION
DETERMINATION OF COMPLETENESS/CONSISTENCY
COMPLIANCE WITH STATE ENVIRONMENTAL POLICY ACT
NOTICE OF PUBLIC COMMENT
NOTICE OF PUBLIC HEARING

Community Development Department
625 South College Avenue
College Place, WA 99324
509-394-8524

Notice is hereby given on this date, March 30, 2023 that the application/proposal described in this notice has been filed with the City of College Place Community Development Department. The application/proposal may be reviewed on the City of College Place Public Notice page at https://www.cpwa.us/departments/planning/public_notice.php.

Proposal: Salerno Estates – A 6-lot short plat of 4.09 acres with shared driveways, utilities, and frontage improvements on SW 12th Street.

Name of Applicant: Marcus Maiuri
429 SW 12th Street
College Place, WA 99324

Property Owner: Marcus and Angie Maiuri, husband and wife.

Date of Application: March 16, 2023

Date of Completeness/Consistency: March 30, 2023

Notice of Application: March 30, 2023

Location of Project: 429 SW 12th Street, College Place, WA 99324

Comprehensive Land Use Designation: Single Family Residential

Zoning Designation: Single Family Residential - SFR

Public Comment Period: Comments upon this proposal must be submitted in writing to the City of College Place Community Development Department at 625 South College Ave., College Place, WA 99324 or emailed to jrickard@cpwa.us. Comments must be received before 5:00 p.m. on the following date: **April 13, 2023**. The responsible official may issue a SEPA threshold determination after that date without an additional comment period. For additional information please contact the Community Development Director, Jon Rickard at 509-394-8524.

Public Hearing: This project is subject to procedures for Type 2 review therefore no public hearing is required. The Community Development Director issues decisions for Type 2 reviews.

The City of College Place has made a preliminary determination of consistency for this proposal. The proposal is subject to development regulations contained in the College Place Municipal Code, International Building Code, International Fire Code, and College Place Standard Specifications. The following permits and /or studies are required: Grading Permit; Building Permit; Right-of-Way Permit; City Water Permits; Notice of Intent (NOI) application for Construction Stormwater General Permit (DOE); Stormwater Report; Geotechnical Soils Investigation; and civil plans.

The following existing environmental documents may be used to evaluate this proposal: The 2018 City of College Place Comprehensive Plan and subsequent updates; and The Supplemental Environmental Impact Statement for the College Place 2003 Comprehensive Plan.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW [43.21C.030](#) (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This proposed project has been evaluated and has been identified as being categorically exempt from SEPA: The construction or location of up to and including nine dwelling units. This information is available to the public on request.

A final decision on the application will be made within 90 days of the date of completeness/consistency.

Documents, proposal, and supplemental documents are available for review at the College Place City Hall, Monday through Thursday 8:00 a.m. to 5:00 p.m., and Friday, 8:00 a.m. to 4:00 p.m. and on the project webpage at https://www.cpwa.us/departments/planning/public_notice.php.

All interested person and parties may comment on the application, receive notice of and participate in any hearings and request a copy of decision(s) made on the proposal by making a request to the College Place Community Development Department. Appeals shall be made to the Hearing Examiner within 14 days of the date of the recommendation or decision of the matter being appealed. Appeals must be made in accordance with Section 14.30.200 of the College Place Municipal Code.

PRELIMINARY SITE PLAN

