



Community Development Department

Director: Lauren Prentice

310 W. Poplar, Suite 200 | Walla Walla, WA 99362

commdev@co.walla-walla.wa.us | 509-524-2610

Submit to: planning@co.walla-walla.wa.us

https://www.co.walla-walla.wa.us/residents/community_development/index.php

FINAL DETERMINATION OF NON-SIGNIFICANCE (DNS)

File(s):	SEPA22-014
Description of Proposal:	The Applicant proposes to construct Echolands Winery, a Type II Winery with a tasting room, production facilities, a case goods warehouse, and equipment storage shed. Total building area proposed is approximately 31,136 square feet which will be served by 36 parking spaces. The Winery will operate from 7 AM to 6 PM up to 7 days a week and its tasting room will operate 10 AM to 6 PM, Thursday through Monday. The subject property is one parcel with two parcel numbers (APNs): 370716120002 & 370709310003. Proposed construction will be on 370716120002. The site is located in the Primary Agriculture 40 (PA-40) zoning district, partially mapped as agricultural lands of Primary Significance and accessed via Mill Creek Road.
Proponent:	BOURGMONT VINEYARD HOLDINGS LLC C/O BRAD BERGMAN 5901 College Blvd Suite 100 Overland Park KS, 66209
Owner:	BOURGMONT VINEYARD HOLDINGS LLC 5901 College Blvd Suite 100 Overland Park KS, 66209
Location of Proposal:	The site (APN 370716120002) is located generally on the north side of Mill Creek Road, immediately east of 178 Vineyard Lane, Walla Walla.

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 information is available to the public on request.

The Determination of Non-Significance (DNS) is based on the project as proposed and reflected in the following:

- SEPA Environmental Checklist submitted 4/19/2022, dated 4/15/2022
- SEPA Staff Evaluation Report dated 7/19/2022
- PRE22-006 Preapplication Meeting notes dated 2/16/2022
- Case Goods Building Floorplan and Elevations (PRE22-006), dated 2/3/2022
- Winery Building Life Safety Plans and Elevations (PRE22-006), dated 2/3/2022

- Critical Areas Application (CAP22-010), dated 4/20/2022
- Conditional Use Permit Application (CUP22-009), dated 4/15/2022
- Conditional Use Permit Exhibit A (CUP22-009), dated 4/5/2022
- Winery Permit Application for Type II Winery (WP22-004), dated 4/15/2022
- Geotechnical Engineering Report prepared by PBS submitted 4/21/2022, dated 4/15/2022
- Site Plan submitted 4/19/2022, dated April 2022
- Grading Plan submitted and dated 7/19/2022
- Traffic Impact Analysis submitted 7/18/2022, dated 7/1/2022
- Department of Ecology Comments dated 5/25/2022
- Walla Walla County Public Works Comments dated 5/26/2022

This DNS is issued after using the optional DNS process in WAC 197-11-355. **There is no further comment period on this DNS.**

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); if there is significant new information indicating, or on, a proposal's probable significant adverse environmental impacts; or if the DNS was procured by misrepresentation or lack of material disclosure.

Lead Agency: Walla Walla County

Responsible official: Lauren Prentice, Community Development Director

Address: 310 W Poplar Street, Suite 200
 Walla Walla, WA 99362
 Phone: 509-524-2610
 Email: planning@co.walla-walla.wa.us

Issue Date: 7/22/2022

Signature:  _____ **Date:** 7/22/2022 _____

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

You may appeal this determination, in writing, to the CDD no later than fourteen days from the date of issue. You should be prepared to make specific factual objections. Contact the CDD to read or ask about the procedures for SEPA appeals and obtain details regarding submittals for appeals (including application forms and fees). Walla Walla County Code (WWCC) Chapter 14.11 outlines the County's appeal procedure.