



Walla Walla County Community Development Department

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

File No. SEPA18-025
CUP18-006

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Description of Proposal: 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). After the initial application, the applicant submitted revised application materials modifying the proposal to include an addition to the back of the existing art studio at 96 Frontage Road. This addition would be used for packing and storage. The proposed addition will be about 1,000 square feet. **SEPA18-025/CUP18-006**

Proponent(s): Bernardo Lopez dba Nano Arts, 96 Frontage Road; Walla Walla, WA, 99362

Location of Proposal: The site is located generally at on Frontage Road (APN 350611410067, 350611410042, 350611410043).

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 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

The following additional documents have been recently submitted:

- *Revised conditional use permit application documents (CUP18-006)*
 - *Revised Exhibit A written statement dated 11/14/2018*

- Revised Exhibit A written statement dated 11/29/2018
- Letter by Adar Lommasson dated 11/7/2018
- Preliminary floor plan for proposed "finishing and storage room"
- Email from Bernardo Lopez dated 11/21/2018 with imbedded floor plan and aerial photograph
- Revised SEPA Checklist dated 12/8/2018

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.

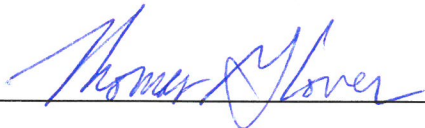
This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); if there is significant new information indicating, or on, a proposal's probable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

Lead Agency: Walla Walla Community Development Department (CDD)

Responsible official: Thomas Glover, Director

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 Email: commdev@co.walla-walla.wa.us

Issue Date: 5/9/2019

Signature:  **Date:** 5-9-19

Staff Contact: Lauren Prentice, Principal Planner, 509-524-2620

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.