

Walla Walla County Community Development Department

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

File No. CUP18-008

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Description of Proposal: Cold Creek Ranch Event Center – develop one acre in an existing pasture area into an “agriculture/Old West” themed Wedding and Event Center. There will be no buildings used for the events, the applicant proposes to use historic wagons, buggies, farm implements and an existing barn as aesthetic backdrops. Parking will be grass. The site is located generally at 2329 WALLULA AVE (APN 350727310012). Cold Creek bisects the 10-acre property; the one-acre event center will be located south of the creek. Access to the event center will be the same as the existing pasture and residence which crosses Cold Creek. **CUP18-008, SEPA18-025**

Proponent(s): STRUVE, MORI & IONE; 2329 WALLULA AVE; WALLA WALLA WA, 99362

Location of Proposal: The site is located generally at 2329 WALLULA AVE (APN 350727310012).

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 9/7/2018 (SEPA18-025)
- SEPA Staff Evaluation Report dated 2/22/2019 (SEPA18-025)
- Conditional Use Permit application (CUP18-008) and attached documents including Exhibit A (Written Statement), property legal description, and Site Plan

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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts (unless a non-exempt license has been issued if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, AICP; Director

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Issue Date: 2/22/2019

Signature:  **Date:** 2-22-19

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.