



# Walla Walla County Community Development Department

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

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File No. SEPA22-002  
WP22-002, CUP22-002

## STATE ENVIRONMENTAL POLICY ACT (SEPA) FINAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

<b>Description of Proposal:</b>	Doubleback Winery Storage Building. The proposal will construct a 4,900 square foot office and barrel storage building at an existing 15,000 square foot Type 2 winery.
<b>Proponent(s):</b>	DOUBLEBACK WINERY C/O JOSH MCDANIELS PO BOX 518; WALLA WALLA WA, 99362
<b>Agent:</b>	PACIFIC FLYWAY CONSTRUCTION LLC C/O: JUSTIN DOOR 111 SHEEP COMPANY RD; SELAH WA, 98942
<b>Owner:</b>	BLUE DEVIL VINEYARDS LLC 229 E MAIN ST; WALLA WALLA WA, 99362
<b>Location of Proposal:</b>	The site is located generally at 3853 POWER LINE RD (APN 360609140001).

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

- SEPA Checklist, dated 2/7/2022
- Conditional Use Permit Application (CUP22-002), dated 1/19/2022
- Site Plan (CUP22-002), dated January 2022
- Exhibit A (CUP22-002), dated 01/19/2022
- Legal Description (CUP20-002), submitted 01/12/2022
- Winery Permit Application (WP22-001), dated 01/19/2022
- Comment from Washington State Department of Archaeology & Historic Preservation, Sydney Hanson, MA, Transportation Archaeologist, dated 02/28/2022
- Comment from Cindy Anderson, Washington State Department of Ecology, dated 03/02/2022
- Civil Engineering Plans, prepared by Joseph M. Melder, Jr., P.E. PBS Engineering and Environmental Inc, dated 12/2021
- Engineering Structural Building Plans, prepared by Steven Wayne Hawk, P.E., Coffman Engineers, dated 10/14/2021

- Site and Architectural Drawings, prepared by Alex Hamilton Demambro, dated 9/2/2021
- SEPA Checklist Evaluation, prepared by Don Sims, Associate Planner, 3/14/2022

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

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.

This MDNS 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.

**Mitigation Measures:**

1. **Background:** The Washington State Department of Archaeology & Historic Preservation (DAHP) responded during the comment period on the Notice of Application that an inadvertent discovery plan (IDP) should be prepared prior to any ground disturbance because the area has never been surveyed and there is a high potential for subsurface deposits being present on the parcel, including ancestral remains.

**Mitigate Measure:** Prior to any ground disturbance, the applicant shall coordinate with DAHP to prepare an IDP that meets the requirements.

**Lead Agency:** Walla Walla County Community Development Department (CDD)

**Responsible official:** Lauren Prentice; Director

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**Issue Date:** 4/22/2022

**Signature:**  \_\_\_\_\_ **Date:** 4/22/2022

**Staff Contact:** Don Sims, Associate Planner, 509-524-2618

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.