



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):	CUP22-006/SEPA22-008
Description of Proposal:	Doubleback Winery B&B. Construct a Type II Bed and Breakfast with one owner/operator dwelling and two guest units (apartments), each with two bedrooms. This project is located on the same property as an existing Type 2 Winery which is currently being expanded; this project was reviewed under a separate CUP and a DNS was issued.
Proponent:	DOUBLEBACK PO BOX 518 WALLA WALLA WA, 99362
Owner:	BLUE DEVIL VINEYARDS LLC 229 E MAIN ST WALLA WALLA WA, 99362
Location of Proposal:	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 Determination of Non-Significance (DNS) is based on the project as proposed and reflected in the following:

- Environmental Checklist (SEPA22-008), dated 2/24/2022
- SEPA Staff Evaluation Report dated 6/8/2022
- Conditional Use Permit Application (CUP22-006), dated 2/24/2022
- Exhibit "A" – Conditional Use Permit Approval Criteria, dated 2/15/2022
- Site Plan for Doubleback Bed and Breakfast, revised 5/19/2022
- Architectural Floor Plans for Residential Units, dated 3/25/2021
- Comment from Joy Bader, Walla Walla County Public Works Department, dated 3/24/2022
- Email comment from Sydney Hanson, MA, Washington State Department of Archaeology & Historic Preservation, dated 4/6/2022
- Comment from Washington State Department of Ecology Eastern Regional Office, dated 4/7/2022
- Email comment from Rocky Eastman, Fire Chief, Walla Walla County Fire District # 4, dated

3/23/2022

- Request for Information Letter, prepared by Don Sims, Associate Planner, Walla Walla County, dated 4/29/2022
- Response to Request for Information Letter, prepared by Michael Melder, P.E., PBS Engineering and Environmental, Inc., dated 5/9/2022

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: 6/8/2022

Signature:  _____ **Date:** 6/8/2022 _____

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.