

Walla Walla County Community Development Department

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

File No. SEPA19-014, SUB19-003, CAP19-028

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Description of Proposal: Stubblefield's Gose Street Short Plat. The applicant has submitted a 3-lot short plat subdivision application for a 15.00-acre site within the Rural Residential (RR-5) zoning district. The project is located east of Gose Street (APN350725521821). The following mapped critical areas are located within or adjacent to the project area: geologically hazardous area (seismic hazard area with moderate to high liquefaction susceptibility and erosion hazard area with slopes greater than 15%), critical aquifer recharge area (Walla Walla River Shallow Gravel Aquifer CARA), and wetland.

Proponent(s): STUBBLEFIELD, TODD S & CHERYL
712 ELECTRIC AVE; WALLA WALLA WA, 99362

Location of Proposal: The site is located generally on the corner of S GOSE ST and ELECTRIC AVE (APN 350725521821). Existing residence is addressed as 712 Electric Avenue.

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.

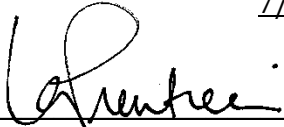
The Determination of Non-Significance (DNS) is based on the project as proposed and reflected in the following:

- Environmental Checklist (SEPA 19-014), dated 9/26/2019
- Planning staff comments on SEPA Checklist, dated 6/5/2020
- Critical Areas Permit Application (CAP19-028), dated 7/9/2019
- Preliminary liquefaction assessment, dated 2/14/2019
- Short Plat Application and supporting documentation, dated 2/25/2019
- Report on wetlands, dated 5/29/2020

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: Lauren Prentice; Director
Address: 310 W Poplar St., Suite 200; Walla Walla, WA 99362
Phone: 509-524-2610 | Email: commdev@co.walla-walla.wa.us
Issue Date: 7/29/2020

Signature:  _____ **Date:** 7/29/2020

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.