

# 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. SEPA21-010

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

**Description of Proposal:** Einig 2-lot Short Plat. The site is located generally at 2306 Wallula Ave (APN 350727320020), in the Rural Residential 5 zoning district. The proposed Lot 1 will be 5.00-acres, the proposed Lot 2 will be 5.12-acres. **SEPA21-010**

**Proponent(s):** EINIG, GUY  
1891 HERITAGE RD; WALLA WALLA WA, 99362

**Owner:** LOPEZ, MATEO E & MELISSA A  
2306 WALLULA AVE; WALLA WALLA [OWNER STATE, 99362

**Location of Proposal:** The site is located generally at 2306 WALLULA AVE (APN 350727320020).

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 (SEPA21-010) dated 06/21/2021
- Short Plat Application (SUB21-010) submitted 06/22/2021
- Critical Areas Application (CAP21-016) submitted 06/22/2021
- Revised Short Plat Map (SUB21-010) dated 09/2/2021
- Department of Ecology Letter dated 06/24/2021
- Department of Community Health Site Evaluation Application dated 06/21/21
- Letter from Walla Walla County Surveyor dated 9/28/2021
- Letter from Ashley Morton, Archaeologist II, Confederated Tribes of the Umatilla Indian Reservation dated 07/19/2021

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for fourteen days from the date below. **Comments must be submitted by March 7, 2022**

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.

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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 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 Confederated Tribes of the Umatilla Indian Reservation (CTUIR) responded during the comment period on the Notice of Application that a cultural resources survey should be conducted 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.

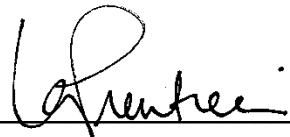
**Mitigation Measure:** Prior to any ground disturbance, the applicant shall coordinate with CTUIR to investigate the property for potential cultural resources by conducting a survey or alternative measure.

**Lead Agency:** Walla Walla County 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](mailto:commdev@co.walla-walla.wa.us)

**Issue Date:** 2/17/2022

**Signature:**  \_\_\_\_\_ **Date:** 2/17/2022

**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 end of the comment period. 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.