



Community Development Department

Director: Lauren Prentice

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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): SEPA21-013

Description of Proposal: PCA is proposing to construct a new 37,500-square foot building for motor storage with a workshop space, and a partially paved and partially graveled adjacent laydown area on the northern area of parcel APN 310710130005 (identified as Parcel 'P' in AFN 2019-04675), which is in the southwestern portion of the greater PCA property addressed as 31831 West Hwy 12, Wallula. Currently motors are stored at various locations on the greater PCA site and with this building construction, storage and maintenance can be consolidated to one location. Additionally, the existing septic system that serves the main office building to the southeast of the proposed new building would be relocated. The subject property is located in the Industrial Agriculture -Heavy (IA-H) zoning district. The motor storage building will be approximately 80 feet from the Columbia River and the Shoreline classification at the site is High Intensity.

Proponent: BUTKUS, PAUL of PACKAGING CORPORATION OF AMERICA
31831 W HWY 12
WALLULA WA, 99363

Owner: PACKAGING CORPORATION OF AMERICA
31831 W HWY 12
WALLULA WA, 99363

Location of Proposal: The site is located generally at 31831 W HWY 12 (APN 310710130005).

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 11/12/2021
- Joint Aquatic Resources Permit Application dated 11/12/2021
- Critical Areas Report prepared by Anderson Perry dated 11/2021
- Site Plan submitted 11/18/2021
- LOMR 12-10-0991P-530194, effective date 4/5/2013
- Department of Ecology Comments dated 1/6/2022
- Response by Dnaa Kurtz of Anderson Perry to Ecology Comments dated 1/2/2022
- Staff Evaluation Report of SEPA Checklist dated 2/4/2022.

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

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Email: planning@co.walla-walla.wa.us

Issue Date: 3/3/2022

Signature:  _____ **Date:** 3/3/2022 _____

Staff Contact: Jennifer Ballard, Senior Planner, 509-524-2626

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.