



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 MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

File(s): SEPA22-004 (CUP22-003, CUP22-004, CAP22-004, CAP22-006)

Description of Proposal: Yellowhawk Resort Type 2 B&Bs.

Applicant proposes two Type II Bed and Breakfasts, Yellowhawk Guest Units North Parcel and South Parcel, consisting of 10 detached guest units and a manager/caretaker dwelling on each of the two lots forming the subject property for a total of 20 guest units and 2 manager units.

Adjusted Lot 1 is located generally at 2853 Old Milton Highway (APN 3350611110004, considered the 'north' parcel). Adjusted Lot 3, is located generally at 2901 Old Milton Highway (APN 350611120008, considered the 'south' parcel). The existing dwelling will serve as a manager unit.

Proponent: YELLOWHAWK RESORT WW LLC Attn: Scott Clark
2901 OLD MILTON HWY
WALLA WALLA WA, 99362

Owner: YELLOWHAWK RESORT WW LLC
2901 OLD MILTON HWY
WALLA WALLA WA, 99362

Location of Proposal: The subject property is addressed as 2901 Old Milton Highway (APN 350611120008) and 2853 Old Milton Highway (APN 3350611110004). It is bounded on the east by Highway 125.

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 (DNS) is based on the project as proposed and reflected in the following:

- SEPA Environmental Checklist submitted 2/01/2022, dated 1/14/2022
- SEPA Staff Evaluation Report dated 9/19/2022
- Critical Areas Application, CAP22-004, dated 1/26/2022
- Critical Areas Application, CAP22-006, dated 1/26/2022
- Geotechnical Engineering Report by PBS Engineering and Environmental, Inc., dated 1/17/2022
- Conditional Use Permit with Exhibit A, CUP22-004, dated 1/26/2022
- Site Plan 2, CUP22-003, submitted 7/5/2022
- Site Plan 2, CUP22-004, submitted 7/5/2022
- Applicant Response to 4/21/2022 Request for Information Letter, submitted 7/5/2022
- Proposed Boundary Line Adjustment Survey Map 2, BLA22-002, dated 4/20/2022
- Water Right Ground Water Certificate #2982 provided by Walla Walla County Water Master, dated 1/14/1958
- Department of Ecology Comments dated 4/24/2022
- Department of Archeology and Historic Preservation Comments dated 3/23/2022
- Washington Department of Transportation Comments dated 3/22/2022
- Walla Walla County Public Works Comments dated 3/29/2022
- Trip Generation revised memo submitted 2/1/2022, dated 12/31/2021 addressed to Joy Bader, Walla Walla County Public Works
- Trip Generation revised memo submitted 9/9/2022

This MDNS 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 is requiring additional mitigation measures under SEPA to protect Cultural Resources.

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 MDNS was procured by misrepresentation or lack of material disclosure.

Mitigation Measures:

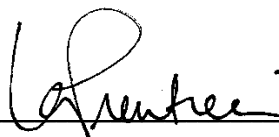
1. **Background:** The Washington State Department of Archeology and Historic Preservation responded during the comment period on the Notice of Application that Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities.
2. **Mitigation Measure:** Prior to any ground disturbance, a professional archaeological survey of the project area must be conducted, and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.

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: 10/05/2022

Signature:  _____ **Date:** 10/05/2022

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.