



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):	SEPA22-017
Description of Proposal:	Mud Creek Large Lot Subdivision. Applicant Proposes a 3-lot subdivision to create one 103.5-acre lot, one 40.09-acre lot, and one 40.00-acre lot. The site is located in the Primary Agriculture 40 zoning district. The following Critical Areas are located on or adjacent to the project: fish and wildlife habitat conservation area (Mud Creek) and geologically hazardous area (erosion hazard with slopes greater than 15%).
Proponent:	MCCAULEY JR RONALD 230 MERRILL RD WALLA WALLA WA, 99362
Owners:	FILAN RONALD W. 1848 STURM AVE WALLA WALLA WA, 99362 MCCAULEY RONALD JR. AND RACHEL 230 MERRILL RD WALLA WALLA WA, 99362 FILAN STACE AND KATRINA 853 FIVE MILE RD WALLA WALLA WA, 99362 FILAN JASON AND KRISTINE 6911 132ND PLACE NE REDMOND, WA 98052
Location of Proposal:	The site is located on APNs 370825210002 and 370825340010, accessed from Mud Creek Road one third of a mile east of the intersection between Mud Creek Road and State Highway 12.

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 (SEPA22-017), signed 5/20/2022
- Subdivision Application (SUB22-005), submitted 4/26/2022
- Critical Areas Application (CAP22-011), submitted 4/26/2022
- Walla Walla County Department of Community Health Land Division Application, dated 4/12/2022
- Lot Closure Report, dated 4/15/2022
- Subdivision Preliminary Map, dated 4/15/2022
- Short Plat Certificate, issued by Land Title of Walla Walla County, issue date 4/4/2022

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: 6/24/2022

Signature:  _____ **Date:** 6/24/2022 _____

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.