



## Community Development Department

Director: Lauren Prentice

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[https://www.co.walla-walla.wa.us/residents/community\\_development/index.php](https://www.co.walla-walla.wa.us/residents/community_development/index.php)

### FINAL DETERMINATION OF NON-SIGNIFICANCE (DNS)

<b>File(s):</b>	<b>SEPA22-019</b>
<b>Description of Proposal:</b>	Project Sigma: Construct new combined office and metal fabrication shop, which will be approximately 29,300-square feet, and associated site improvements including pavement for parking and maneuvering, site lighting, stormwater facilities, utilities and landscaping. The site is 6-acres. The project will have 50 employees, including truck drivers.
<b>Proponent:</b>	RND LAND HOLDINGS, LLC.; PO BOX 608; SELAH WA, 98942
<b>Owner:</b>	WALLA WALLA PORT OF; 310 A ST; WALLA WALLA WA, 99362
<b>Location of Proposal:</b>	The site is located generally at 69 GATEWAY RD (APN 300802560099).

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 Staff Evaluation Report dated 9/14/2022
- SEPA Checklist (SEPA22-019), dated 7/1/2022, and attachments
  - A. Site Plan dated 6/26/2022
  - B. Inadvertent Discovery Plan for Burbank Business Park
  - C. Transportation Impact Analysis for Burbank Business Park – 4/2013
- Building Permit Application received 6/30/2022 (SCRN22-0158) and following plan documents: Construction Plans by Tri-City Engineers dated 6/26/2022, Structural Calculations dated 6/29/2022, Mechanical, Lighting, and Envelope Energy Code WSEC Compliance Form dated 6/30/2022, Mechanical and Energy Calculations dated 6/30/2022, Code-Analysis Calculations dated 6/29/2022, and Civil Calculations dated 6/29/2022.
- Preliminary Liquefaction Susceptibility Assessment, prepared by Dee J. Burrie, P.E., Baer Testing & Engineering, Inc., dated 9/3/2022
- TRC Meeting Notes from Preapplication Meeting on 2/9/2022
- Email from applicant re: Cultural Resources dated 9/13/2022

**Received comment letters and agency correspondence:**

- Memorandum by Joy Bader, Walla Walla County Public Works Department, dated 8/22/2022
- Letter from Paul Gonseth, P.E., Regional Planning Engineer, Washington State Department of Transportation dated 8/24/2022
- Letter from Sydney Hanson, Local Government Archaeologist, Washington State Department of Archaeology & Historic Preservation, dated 8/25/2022
- Emails from Paul Gerola (Port of Walla Walla) on cultural resources, dated 8/31/2022 and 9/1/2022 with one attachment:
  - Approval Decision from Walla Walla County’s Hearing Examiner approving the Port of Walla Walla Burbank Business Park Development Agreement, dated 11/2/2015

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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**Issue Date:** 9/15/2022

**Signature:**  \_\_\_\_\_ **Date:** 9/14/2022

**Staff Contact:** Lauren Prentice, Community Development Director

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.