



Community Development Department

Director: Lauren Prentice

310 W. Poplar, Suite 200 | Walla Walla, WA 99362

commdev@co.walla-walla.wa.us | 509-524-2610

https://www.co.walla-walla.wa.us/residents/community_development/index.php

FINAL SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS)

File(s):	SEPA23-003
Description of Proposal:	<u>S 3rd Ave Short Plat</u> . 2 Lot Short Plat. Subdivide an 11.66 acre parcel into one 6.16 acre lot and one 5.5 acre lot.
Proponent/Applicant(s):	WRC II LLC; C/O Ben Case Po Box 91 Walla Walla, WA 99362
Owner(s):	WRC II LLC Po Box 91 Walla Walla, WA 99362
Location of Proposal:	The subject property is generally located on the East side of S 3rd Ave, South of Russell Creek, North of DeMarini Drive, and West of train tracks. APNs 360605510006 and 360605514809 in the RR-5 zoning district.

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

- SEPA Environmental Checklist, SEPA23-003, dated 1/25/2023
- Critical Areas Permit Application, CAP23-005, submitted 2/3/2023
- Short Plat Application, SUB23-003, submitted 2/3/2023
- Preliminary Short Plat Map 2, dated 3/27/2023
- Email regarding wetland buffer note on plat, dated 3/27/2023
- Walla Walla County Public Works Department comments, dated 4/20/2023
- Cultural Resources Report, Plateau Archeological Investigations LLC, dated 10/5/2017
- Liquefaction Assessment, Anderson Perry Associates Inc, dated 11/15/2012

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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts (unless a non-exempt license has been issued if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 Community Development Department

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: 7/18/2023

Signature:  _____ **Date:** 7/18/2023

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

Per WWCC 18.04.170 this determination may be appealed to the CDD no later than fourteen days from the date of issue. Chapter 14.11 outlines the County's appeal procedure. Please submit an application for appeal by the end of business (5 PM) on **August 1, 2023**, by email to planning@co.walla-walla.wa.us, or by postal mail or in-person delivery to 310 W. Poplar St, Suite 200, Walla Walla, WA 99362 and \$1,715.98 (\$1,666 Application Fee and 3% Technology Fee) payable by cash, check made out to Walla Walla County, or credit/debit card. This Appeal will be heard and decided by the County's Hearing Examiner.