



# Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

---

File No. SEPA18-030

SUB18-027

CAP18-035

## DETERMINATION OF NON-SIGNIFICANCE (DNS)

**Description of Proposal:** Munns Short Plat II. The applicant has submitted a 3-lot short plat subdivision application for a 15.48-acre site within the Rural Residential (RR-5) zoning district. The proposal will create three lots; the area of each lot would be about 5-acres. The following mapped critical areas are located within or adjacent to the project area: geologically hazardous areas (seismic hazard area with moderate to high liquefaction susceptibility), the 100-year (1%) floodplain (Mill Creek), critical aquifer recharge area (Walla Walla River Shallow Gravel Aquifer CARA), and fish and wildlife habitat conservation area (Mill Creek). The property is also located within shoreline jurisdiction for Mill Creek; the shoreline environment is Rural Residential.

**Proponent(s):** MUNNS ANTHONY G; PO BOX 522; CONNELL WA, 99326

**Location of Proposal:** The site is located generally northeast of the corner of Wallula Avenue and McKinney Road (APN 350727140001).

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 (SEPA18-030), dated 10/22/2018
- Short Plat Application, received 12/17/2018, and attachments: preliminary short plat map dated 11/26/2018 and revised 02/21/2019, title report dated 10/26/2018
- Critical Areas Permit Application (CAP18-035) dated 11/30/2018
- SEPA Checklist Staff Evaluation Report dated 03/20/2019
- Emails between Catherine Dickson, Archaeologist of the Confederated Tribes of the Umatilla Tribe Indian Reservation, and Anthony Munns, proponent dated 02/27/2019

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.

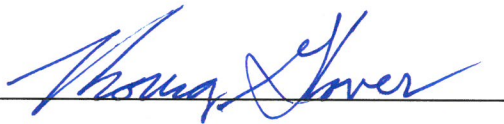
**Lead Agency:** Walla Walla Community Development Department (CDD)

**Responsible official:** Thomas Glover, Director

**Address:** 310 W Poplar St., Suite 200  
Walla Walla, WA 99362  
Phone: 509-524-2610  
Email: [commdev@co.walla-walla.wa.us](mailto:commdev@co.walla-walla.wa.us)

**Issue Date:** 3/20/2019

**Signature:**



**Date:**

3-20-19

**Staff Contact:** Don Sims, Associate Planner, 509-524-2618

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.