

Walla Walla County Community Development Department

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

File No. SEPA20-020

FINAL DETERMINATION OF NON-SIGNIFICANCE (DNS)

Description of Proposal: Curcio Farms Short Plat: 2-lot short subdivision of a 224.9-acre site within the Primary Agriculture-40 (PA-40) zoning district. This is a cluster subdivision which will create a new 1-acre residential lot on Touchet North Road containing an existing single-family residence. The Touchet River is located along the eastern boundary of the proposal; the new residential lot will be located between the river and the road. **SEPA20-020**

Proponent(s): THOMPSON, DALLAS & PAMELA; 1562 CONRAD RD; TOUCHET WA, 99360

Location of Proposal: The site is located between Touchet North Road and Conrad Road (APN 330715110005).

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 (SEPA20-020), dated 10/14/2020
- Critical Areas Permit Application (CAP20-021), submitted 9/9/2020
- Short Plat Application (SUB20-007), submitted 8/31/2020
- Short Plat Certificate dated 12/4/2019
- Health Department Application Form
- Letter from Department of Ecology dated 12/18/2020
- Certificate of Irrigation District Service from West Side Irrigation District #5 dated 8/11/2020
- Revised preliminary short plat map dated 3/11/2021
- Letter recommending approval from Darrell Sowards, County Surveyor dated 12/15/2020

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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have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: Lauren Prentice; Director

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Email: commdev@co.walla-walla.wa.us

Issue Date: 5/6/2021

Signature:  _____ **Date:** 5/6/2021 _____

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.