



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): SEPA21-007

Description of Proposal: Byerley-Whaley Short Plat. The applicant has proposed a 3-lot short plat development on a 168-acre parcel within the Rural Residential-5 and Agriculture Residential-10 zoning districts. Proposed Lot 1 will be 160.86-acres, Lot 2 will be a cluster lot of 2.00-acres, and Lot 3 (within the RR-5 district) will be 5.32-acres.

Proponent: BYERLEY SCOTT E
501 W LANGDON
WALLA WALLA WA, 99362

Owner: BYERLEY FARMS INC.
501 W LANGDON
WALLA WALLA WA, 99362

Location of Proposal: The site is located generally west of Powerline Road and south of West Langdon Road (APN 360605410015).

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 Final Determination of Non-Significance (DNS) is based on the project as proposed and reflected in the following:

- Environmental Checklist (SEPA21-007) dated 03/24/2021
- Short Plat Application (SUB21-008) submitted 03/07/2021
- Critical Areas Permit Application (CAP21-009) submitted 03/07/2021
- Revised Short Plat Map (SUB21-008) dated 06/08/2021
- Department of Ecology Letter dated 05/26/2021
- Department of Community Health Site Evaluation Application dated 01/17/2022
- Letter from Walla Walla County Surveyor dated 05/13/2021
- Comments from Joy Bader, Walla Walla County Public Works Department, dated 05/25/2021 and 08/13/2021 (with map attachment)

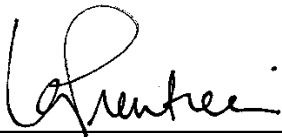
This DNS is issued after using the optional DNS process in WAC 197-11-355. **There is no further comment period on this DNS.**

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
Address: 310 W Poplar Street, Suite 200
Walla Walla, WA 99362
Phone: 509-524-2610
Email: planning@co.walla-walla.wa.us

Issue Date: 4/13/2022

Signature:  _____ **Date:** 4/13/2022

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.