

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): SEPA22-029

Description of Proposal: **Legacy Acres Short Plat.** The applicant has submitted a 2-lot short plat application for a 21.7-acre site. The proposed Lot 1 will be approximately 16.7-acres and Lot 2 will be approximately 5-acres.

The following mapped critical areas are located within or adjacent to the property area: fish and wildlife habitat (Yellowhawk Creek with a riparian buffer area of 50-feet), geologically hazardous area (seismic hazard areas with moderate to high liquefaction susceptibility), 100-year (1%) floodplain, floodway, wetlands associated with Yellowhawk Creek riparian buffer area, critical aquifer recharge area (Walla Walla River Shallow Gravel Aquifer area of High Recharge Vulnerability and a 10-year Wellhead Protection Area), and areas within the Walla Walla County Shoreline Master Plan (SMP) Jurisdictional Area (Rural Residential designation).

Proponent: Legacy Acres LLC
1712 Pioneer Ave Ste #1674
Cheyenne, WY 82001

Owner: Legacy Acres LLC
1712 Pioneer Ave Ste #1674
Cheyenne, WY 82001

Location of Proposal: The subject property is generally located east of 1898 OLD MILTON HIGHWAY (APN 350601420041).

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) ©. 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 Environmental Checklist (SEPA22-017), signed 12/19/2022
- Subdivision Application form (SUB22-011), submitted 12/21/2022
- Critical Areas Application form (CAP22-028), submitted 12/21/2022
- Preliminary Subdivision Revised Map, dated November 2022
- Short Plat Certificate, issued by Land Title of Walla Walla County, issue date 12/12/2022

- Critical Areas Report prepared by Anderson Perry and Associates, dated November 2022
- Department of Ecology comment letter dated 1/18/2023

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.

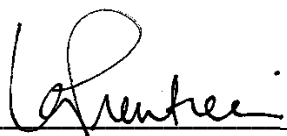
This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); if there is significant new information indicating, or on, a proposal's probable 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

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Walla Walla, WA 99362
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Email: planning@co.walla-walla.wa.us

Issue Date: 2/1/2023

Signature:  _____ **Date:** 2/1/2022 _____

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.