



**State Environmental Policy Act SEPA
Determination of Non-Significance (DNS)
File# CPM-24-0001; SEP-24-0007**

Date of Issuance: August 8, 2024

Lead Agency: City of Walla Walla Development Services

Agency Contact: Jon Maland, Senior Planner
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Description of Proposal: Comprehensive Plan Land Use Map Amendment from Residential to Commercial and a Municipal Code (Zoning Code) Map Amendment from Multi-Family Residential (RM) to Highway Commercial (CH).

Location of Proposal: Properties generally located west of 1014 South 9th Avenue. Assessor parcel numbers 360730410006, 360730410034 and 360730440027.

Applicant: Mark Houk, PO Box 2549, Walla Walla, WA 99362

The City of Walla Walla Development Services has determined that this proposal is unlikely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). We have reviewed the following: Submitted SEPA Checklist and the existing environmental documents: Walla Walla Comprehensive Plan Final Environmental Impact Statement (FEIS), issued May 22, 2018, and Walla Walla Comprehensive Plan - Walla Walla 2040, Ordinance 2018-15, adopted June 13, 2018. The relevant content of these documents is briefly described as an Environmental Impact Statement for the Walla Walla Comprehensive Plan which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement. This information is available at <https://www.wallawallawa.gov/government/development-services/public-notice>.

This determination is based on the following findings of fact and conclusions of law:

FINDINGS OF FACT:

1. Application filing date: March 28, 2024
2. Date that application was determined to be substantially complete: April 15, 2024.
3. The applicant is requesting a Comprehensive Plan Land Use Map Amendment from Residential to Commercial and a Municipal Code (Zoning Code) Map Amendment from Multi-Family Residential (RM) to Highway Commercial (CH).

CONCLUSIONS OF LAW:

Staff has concluded that a Determination of Non-Significance (DNS) shall be issued. This

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determination is based upon the environmental checklist and other information on file. The DNS is supported by Plans and regulations formally adopted by the City for the exercise of substantive authority under SEPA. The DNS also takes note of the extent to which many local, State and Federal regulations and permit requirements will govern the project to mitigate its potential impacts, in accordance with WAC 197-11-158. The following are City of Walla Walla adopted goals and policies which support the DNS:

Land Use Policy 1.1: Accommodate new residential and commercial development in areas with available infrastructure and services.

Land Use Policy 1.4: Review new development proposals to ensure they support the objectives of the Comprehensive Plan such as land use, transportation, community character, historic preservation, and sustainability.

Land Use Goal 3: There are a variety of uses allowed throughout Walla Walla that encourage options for housing and business.

Land Use Policy 4.1: Balance commercial, industrial, and residential development with the conservation of natural resources and open space by directing growth to areas already served by infrastructure.

CONCLUSIONS OF THE RESPONSIBLE OFFICIAL:

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 is issued under WAC 197-11-340(2) and the comment period will end on August 26, 2024.

Responsible official: J Preston Frederickson, Director
Address: City of Walla Walla Development Services
55 E. Moore Street, Walla Walla, WA 99362
Issue Date: August 8, 2024

Signature  **Date:** August 8, 2024

Appeal information is addressed in City of Walla Walla Municipal Code (WWMC) 21.08.170. Appeal rights are outlined within WWMC Chapter 20.38 and other code provisions referenced therein.