



**State Environmental Policy Act SEPA  
Determination of Non-Significance (DNS)  
File# ZCA-24-0001; SEP-24-0013**

**Date of Issuance:** August 12, 2024

**Lead Agency:** City of Walla Walla Development Services

**Agency Contact:** Lisa Wasson-Seilo, Senior Planner, [lwasson-seilo@wallawallawa.gov](mailto:lwasson-seilo@wallawallawa.gov)

**Description of Proposal:** The proposal is a non-project action for amendments to the Walla Walla Municipal Code

**Location of Proposal:** City of Walla Walla (city wide)

**Proponent:** City of Walla Walla Development Services Department, 55 E. Moore St, 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 file date: August 5, 2024
2. Date that application was determined to be substantially complete: August 5, 2024.

**CONCLUSIONS OF LAW:**

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

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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:

**Community Character Goal 2:** All of Walla Walla's residential communities are livable and attractive.

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

**Land Use Policy 1.3:** Encourage infill development that provides additional housing in the city.

**Land Use Policy 1.5:** Establish future land use and zoning designations that minimize and mitigate potential land use conflicts.

**Economic Development Goal 4:** Walla Walla has a supportive environment for entrepreneurial opportunities and startup businesses.

**Economic Development Policy 4.1:** Support home-based businesses and occupations by reviewing and implementing rules that are current and adaptive to new technologies.

**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 Determination of Non-Significance (DNS) is issued under WAC 197-11-340(2) and the comment period will end on August 28, 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 12, 2024

**Signature**  \_\_\_\_\_ **Date: August 12, 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. Please contact City of Walla Walla Development Services at (509) 524-4710 to read or obtain a copy of this section of the Municipal Code.