



**State Environmental Policy Act SEPA
Mitigated Determination of Non-Significance (MDNS)**
File# PDA-21-0001, SEPA File # SEP-21-0026

Date of Issuance: August 29, 2024

Lead Agency: City of Walla Walla Development Services

Agency Contact: Jon Maland, AICP, Senior Planner
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Description of Proposal: The proposal is a development agreement in conjunction with an annexation petition. The development proposal is to subdivide approximately 104 acres into 257 single family residential lots with associated streets, drainage facilities and open space.

Location of Proposal: The site is located generally north and east of Cottonwood Road and west of Kendall Road. APN: 360604120029.

Proponent: Cottonwood Investors, LLC,
P.O. Box 1757, Walla Walla, WA 99362

This Mitigated Determination of Non-Significance (MDNS) is issued after using the optional DNS process in WAC 197-11-355. The Notice of Application with Optional Threshold Determination was issued on September 29, 2021. The lead agency, the City of Walla Walla is distributing this MDNS per WAC 197-11-355(5).

Per RCW 36.70B.110(6)(b) this Mitigated Determination of Non-Significance is issued at least fifteen days prior to the public hearing on the proposal. The public hearing shall be open to consideration of the environmental impacts of the proposal. The public hearing will be held on the application by the Walla Walla City Council on Monday, September 23, 2024, at 6:30 to 9:30 P.M. at the Walla Walla High School Commons, located at 800 Abbott Road, Walla Walla, WA.

The City of Walla Walla Development Services has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030. In making this determination, existing development regulations including the following environmental documents, studies, and reports have been reviewed and are hereby adopted and incorporated by reference:

The Walla Walla Comprehensive Plan, Walla Walla 2040, and Final Environmental Impact Statement issued May 22, 2018. The relevant content of these documents is

**State Environmental Policy Act SEPA
Mitigated Determination of Non-Significance (MDNS)
File# PDA-21-0001, SEPA File # SEP-21-0026**

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.

Proponent Application materials and other documents, including:

- The Walla Walla Comprehensive Plan, Walla Walla 2040, and Final Environmental Impact Statement issued May 22, 2018
 - Conceptual Site Layout, dated July 2021
 - Open Space Exhibit, dated August 2021
 - Phasing Plan, dated July 2021
 - PBS, Development Agreement Application - Phasing Narrative, August 23, 2021
 - Conceptual water and sewer utility plan dated July 2021
 - PBS, Preliminary Stormwater Drainage Report, Cottonwood Residential Development Property, dated August 20, 2021
 - Overall Grading Plan, dated July 2021
 - PBS, Reliance Letter: Aquifer Impact Evaluation, Aquifer Impact Evaluation Report Addendum No. 1, dated May 10, 2021, with attached Aquifer Impact Evaluation, dated October 1, 2019
 - PBS, Cottonwood Subdivision Traffic Impact Analysis, dated July 30, 2021
 - SEPA Environmental Checklist, dated July 12, 2021, signed July 30, 2021
 - PBS, Reliance Letter: Geotechnical Engineering Report, Geotechnical Engineering Report Addendum No. 1, dated April 23, 2021, with attached Geotechnical Engineering Report, dated May 31, 2019.
 - GRAM Northwest LLC, Cultural Resources Survey Report, April 2021
 - Land Title of Walla Walla County – Title Report, issued March 31, 2021
 - DKS Associates, Review of Cottonwood Subdivision Traffic Impact Analysis, dated October 4, 2021
 - PBS, Supplemental Traffic Information, Cottonwood Subdivision Traffic Impact Analysis, dated December 23, 2021
 - Aspect Consulting, Memorandum RE: Cottonwood Residential Development Independent Development Review, dated February 2, 2022
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- PBS, Letter, Re: Response to Comments, Application Nos. PDA021-001 and SEP-21-0026, Cottonwood Road Property, dated June 24, 2022
 - Alternate Site Layout, dated June 2022
 - Alternate Open Space Exhibit, dated June 2022
 - Alternate Water and Sewer Plan, dated June 2022
 - Cottonwood Site Preliminary Grading Plan, dated January 20, 2022
 - Cottonwood Site Preliminary Grading Plan Sections, dated January 20, 2022
 - PBS, Critical Aquifer Recharge Area Hydrological Assessment, Cottonwood Residential Development, dated March 30, 2022

**State Environmental Policy Act SEPA
Mitigated Determination of Non-Significance (MDNS)
File# PDA-21-0001, SEPA File # SEP-21-0026**

- PBS, Traffic Impact Analysis Update Letter, Cottonwood Subdivision, dated June 8, 2022
 - PBS Cottonwood Development Offsite Stormwater Approach and Requirements, June 10, 2022
 - PBS, Geotechnical Engineering Letter, Cottonwood Road Property, dated June 10, 2022
 - Murray Smith and Associates, Cottonwood Development Water Analysis, dated June 21, 2022
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- PBS, Letter Re: Additional Transportation Information & Responses, Cottonwood Subdivision, dated February 8, 2023
 - PBS, Cottonwood Development, Development Agreement -Applicants Proposal to the City of Walla Walla, dated March 2, 2023
 - Consor, Technical Memorandum, Updated Cottonwood Development Water Analysis, dated January 13, 2023
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- PBS, Letter Re: Additional Transportation Information, Cottonwood Subdivision, dated August 21, 2023
 - PBS, Memorandum, Re: Water System Pressure Response, PDA-21-0001, Cottonwood & Kendall Road, dated August 18, 2023

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

FINDINGS OF FACT:

1. Application file date: April 1, 2021
2. Date that application was determined to be substantially complete: September 17, 2021.
3. Description of proposed action: Proposal is a development agreement in conjunction with an annexation petition. The development proposal is to subdivide approximately 104 acres into 247 single family residential lots with associated streets, drainage facilities and opens space.
4. Comprehensive plan map designation for the location: Residential
5. Zoning map designation for the location: Neighborhood Residential, if property is annexed into the city limits.
6. A Notice of Application utilizing the optional DNS process was issued on September 29, 2021, with a comment period ending on October 29, 2021.
7. The Walla Walla City Council will conduct a Public Hearing for this proposal at the date, time, location, and manner described above.
8. Per Walla Walla Municipal Code 21.08.135.A. "such hearing shall be open to consideration of the environmental impact of the proposal"
9. Per RCW 36.70B.110(6): "A local government shall integrate the permit procedures in this section with environmental review under chapter 43.21C RCW".

**State Environmental Policy Act SEPA
Mitigated Determination of Non-Significance (MDNS)
File# PDA-21-0001, SEPA File # SEP-21-0026**

CONCLUSIONS OF LAW AND SEPA DETERMINATION:

The Responsible Official has determined that a Mitigated Determination of Non-Significance (MDNS) shall be issued, and that the proposal does not have a probable significant impact on the environment, and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c), only if the following below described conditions are met. This decision was made after the review of a completed environmental checklist, other information on file with the City of Walla Walla, and existing development regulations. This information is available to the public on request. The mitigation measures are required as authorized under the substantive authority of SEPA in accordance with the guidelines contained in Chapter 21.08 WWMC and shall be implemented by the applicant and property owner should the proposal be approved by the City of Walla Walla.

The proposal is consistent with the following Goals and Policies of the Walla Walla Comprehensive Plan, Strategic Plan, and Regional Housing Action Plan:

Comprehensive Plan – Walla Walla 2040

- Community Character Policy 1.1 Use the land use code and design guidelines to ensure that new development reinforces and is guided by the character of existing land use patterns and the architectural attributes of the applicable character areas.
- Land Use Policy 1.1 Accommodate new residential and commercial development in areas with available infrastructure and services.
- Land Use Policy 1.2: Annex and provide services to all lands within the Urban Growth Area.
- Land Use Policy 1.3 Encourage infill development that provides additional housing within the city.
- 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 Policy 3.7 Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, and single family residential, and manufactured homes and manufactured housing communities.
- 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.
- Land Use Policy 4.4 Ensure that new subdivisions and housing development retains natural qualities including topography, natural features, and native vegetation to minimize impacts to the surrounding ecosystem. Retaining or restoring riparian woody vegetation should be a priority.

**State Environmental Policy Act SEPA
Mitigated Determination of Non-Significance (MDNS)
File# PDA-21-0001, SEPA File # SEP-21-0026**

- Land Use Policy 5.2 Ensure that new subdivisions and housing are designed to accommodate pedestrian and bicycle access within the development and to nearby community facilities and amenities such as schools, parks, shopping areas, transit corridors, and employment centers.
- Housing Element - "Walla Walla must ensure it has enough housing for all its residents. As the City grows it also plays a role in providing everyone who lives here access to a decent house that they can afford. There are many ways to do this but increasing the different types of housing is an important factor in meeting community needs. Policies enacted to create more housing must include measures that mitigate against the displacement of marginalized populations through redevelopment. This element examines the kind of housing Walla Walla has now, its needs for housing, and identifies how it can make sure there are enough homes for everyone in the future."
- Housing Goal 1: A broad range of housing choices is available to meet the needs of people of diverse socioeconomic status, housing type and age.
- Housing Policy 2.1 Integrate housing for lower and moderate-income households and those with special needs into a variety of geographical locations throughout the city.
- Environment and Natural Resources Policy 1.3 Ensure that buffers are adequately defined, regulated, and controlled to limit the disturbance of vegetation and disruption of ecological function.
- Transportation Policy 5.2 Create a well-connected network of streets, paths, and transit service to provide active transportation options.
- Capital Facilities and Utilities Policy 2.7 Ensure that facilities and infrastructure are designed and located with consideration of their impacts on community character.

Regional Housing Action Plan

- The Regional Housing Action Plan (RHAP), adopted by the Walla Walla City Council via Ordinance 2021-23, states the need for additional housing, with the following:

"The Walla Walla Region should plan to add approximately 4,685 net new housing units over the next 20 years." [... and] "Based on the residential capacity analysis and this housing needs assessment, the following conclusions are made: [...] Walla Walla UGA: the projected 20-year housing need of 3,570 dwelling units is below the potential UGA capacity of 3,740 dwelling units... It is recommended that the [City of Walla Walla ...] ensure that new housing density can be optimized within current UGA's..." (See page v, *Regional Housing Action Plan*)

/The Regional Housing Action Plan also finds that an anticipated development of 3,570 dwelling units will be needed within the projected 20 years, of which 1,714 dwellings will come from infill redevelopment and 1,686 dwellings will come from vacant land. (See page 20, *Regional Housing Action Plan*)

Strategic Plan 2024-2028

- Strategic Objective 1: Address the housing needs within the community.

**State Environmental Policy Act SEPA
Mitigated Determination of Non-Significance (MDNS)
File# PDA-21-0001, SEPA File # SEP-21-0026**

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE CONDITIONS:

- Applicant shall comply with the terms and conditions of the proposed Development Agreement as agreed on by and between the City of Walla Walla and Cottonwood Investors, LLC.

This Mitigated Determination of Non-Significance is issued after using the optional DNS process in WAC 197-11-355. The Notice of Application with an Optional Threshold Determination was issued on September 29, 2021. There is no further comment period on this MDNS.

Proponent applicant materials, the proposed Development Agreement, and other documents referenced above are located at the City of Walla Walla Development Services Department at 55 East Moore Street, Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal, or are available for viewing electronically by going to the following website: www.wallawalla.gov/government/development-services/public-notice or by scanning the QR code:



Responsible Official: J Preston Frederickson, Director

Address: City of Walla Walla Development Services
55 E. Moore Street
Walla Walla, WA 99362

Issue Date: August 29, 2024



Signature _____ **Date: August 29, 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.