



**State Environmental Policy Act SEPA
Mitigated Determination of Non-Significance (MDNS)
File# SEP-24-0008, PPL-24-0002**

Date of Issuance: October 29, 2024

Lead Agency: City of Walla Walla Development Services
55 East Moore Street, Walla Walla, WA 99362

Agency Contact: Jon Maland, Senior Planner
jmaland@wallawallawa.gov, 509-524-4710

Description of Proposal: The applicant is requesting preliminary plat approval to subdivide the subject property of approximately 5.66 acres into a total of 23 residential lots.

Location of Proposal: 1000 Block of Taumaron Road, east of Deerhaven Drive and west of Plaza Way.

Proponent: Doug Botimer, P.O. Box 2053, 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 May 3, 2024. 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 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 have been reviewed, which are available for viewing at the Development Services Department at 55 East Moore Street, Walla Walla, WA 99362:

The Walla Walla Comprehensive Plan, Walla Walla 2040, and Final Environmental Impact Statement issued May 22, 2018. The relevant content of these documents is briefly described as an Environmental Impact Statement for the Walla Walla

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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, including:

- SEPA Checklist, dated February 22, 2024
- Stormwater / Geotechnical Report, Hall Engineering, dated February 20, 2024
- Transportation Assessment (Traffic Report), Kittelson, dated May 17, 2024
- Critical Area letter - Anderson Perry, dated August 21, 2024

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 25, 2024
3. Description of proposed action: The applicant is requesting preliminary plat approval to subdivide the subject property of approximately 5.66 acres into a total of 23 residential lots.
4. Comprehensive plan land use map designation for the location: Residential.
5. Zoning map designation for the location: Neighborhood Residential.
6. A Notice of Application utilizing the optional DNS process was issued on April 29, 2024, with a comment period concluding on May 17, 2024.
7. The City of Walla Walla Hearing Examiner will conduct a Public Hearing for this proposal and Walla Walla Municipal Code 21.08.135.A. "such hearing shall be open to consideration of the environmental impact of the proposal"
8. 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".
9. Comment letter(s) received from the following:
 - Washington State Department of Ecology, dated May 16, 2024
 - Washington State Department of Archaeology and Historic Preservation, dated April 29, 2024
 - Deirdre Bealey, dated May 14, 2024
 - Sara Wutzke, dated May 14, 2024
 - Derri Reid, dated May 14, 2024
 - Joseph McMichael, dated May 15, 2024
 - Gary Hinman and Heather Sinclair, dated May 15, 2024
 - Wes Romine, dated May 16, 2024
 - Donna Lange, dated May 14, 2024
 - Edmond Bruneau, dated May 15, 2024
 - Ed and Sue Bukovinsky, dated May 17, 2024
10. The Site Plan Review Committee (SPRC) purpose is to examine certain land development proposals to ensure compliance with the adopted plans, policies, and

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ordinances of the City as outlined in Chapter 20.46 of the Walla Walla Municipal Code.

CONCLUSIONS OF LAW AND SEPA DETERMINATION:

The Responsible Official has determined that a Mitigated Determination of Non-Significance (MDNS) shall be issued. 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 is approved by the City of Walla Walla.

Comprehensive Plan – Walla Walla 2040

The proposed Plat is consistent with the Comprehensive Plan Land Use Map and with the following Goals and Polices of the Walla Walla Comprehensive Plan:

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 Policy 3.7: Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, single family residential and manufactured home and manufactured housing communities.

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.

Housing Goal 1: A broad range of housing choices is available to meet the needs of people of diverse socioeconomic status, household type, and age.

Housing Policy 1.1: Provide an array of housing choices such as apartments,

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small lot single-family housing, accessory dwelling units, townhomes, manufactured homes, and cottages to meet the needs of people of all incomes throughout their lifespan.

Housing Goal 2: Attractive and functional neighborhoods are welcoming to all types of households.

Transportation Policy 5.6: Require development to provide street frontage improvements consistent with plan and code requirements, either through construction of the project or through deferral or a fee-in-lieu payment, as permitted by adopted code.

The necessary mitigation measures are listed below:

1. Storm water generated within the development shall be retained on site with a storm water system designed to retain, at a minimum, 100% of the 25-year, 24-hour event. A stormwater report shall be provided and reviewed to ensure compliance with the Stormwater Management Manual for Eastern Washington and the City of Walla Walla's Stormwater Design Standards Handbook prior to Civil Plan Approval. Due to the currently slopped topography of the proposed lots numbered 17 to 23 (downward slope to the easterly edge of the property), stormwater management systems should be designed and submitted for these proposed lots at the time of building permit application, to ensure these systems meet the requirements of the Stormwater Handbook.
2. The civil engineering designs shall handle all storm runoff from private lots either on site, separately, or through a larger communal collection system. Any new stormwater improvements capturing runoff from private property will be privately owned and maintained, with appropriate maintenance responsibilities defined, and the City of Walla Walla will not be responsible for these systems.

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 April 29, 2024. There is no further comment period on this MDNS.

Responsible official: J Preston Frederickson, Director

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

Issue Date: October 29, 2024

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Signature:  _____

Date: October 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.