



**State Environmental Policy Act SEPA
Mitigated Determination of Non-Significance (MDNS)
File# SEP-24-0003**

Date of Issuance: March 15, 2024

Lead Agency: City of Walla Walla Development Services

Agency Contact: Lisa Wasson-Seilo, Planner
Lwasson-seilo@wallawalla.gov, 509-524-4710

Description of Proposal: State Environmental Policy Act (SEPA) review for a proposed short plat that would subdivide the subject parcel (parcel number 360722140050) of approximately 2.38 acres or 103,742 square feet into five (5) residential lots with two existing residences. The resulting lots will range from 7,825 square feet to 47,030 square feet. Garrison Creek flows along the north property line, the full distance of the parcel.

Location of Proposal: 2317 Garrison Street, Walla Walla (APN# 360722140050)

Applicant: Richland 132, LLC
2464 SW Glacier Place, Suite 110, Redmond, OR 97756

The City of Walla Walla Development Services has determined that this proposal is unlikely to have a probable 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 urban growth area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement.

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

FINDINGS OF FACT:

1. Application file date: January 23, 2024
2. Date that application was determined to be substantially complete: January 29, 2024.
3. Description of proposed action: State Environmental Policy Act (SEPA) review for a proposed short plat that would subdivide the subject parcel (parcel number 360722140050) of approximately 2.38 acres or 103,742 square feet into five (5) residential lots with two existing residences. The resulting lots will range from 7,825 square feet to 47,030 square feet. Garrison Creek flows along the north property line, the full distance of the parcel.
4. Comprehensive plan map designation for the location: Residential
5. Zoning map designation for the location: Neighborhood Residential (RN)
6. The Notice of Application utilizing the optional DNS process was issued on February 7, 2024 with a comment period that ended on February 26, 2024.
7. Comment letter/s were received from the following:
 - a. Washington State Department of Ecology dated February 22, 2024.

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- b. Jeff Wright dated February 26, 2024.
- c. City of Walla Walla Arborist dated February 23, 2024.
- d. City of Walla Walla Engineering Division dated February 27, 2024.

CONCLUSIONS OF LAW:

Staff has concluded that a Mitigated Determination of Non-Significance (MDNS) shall be issued. This determination is based upon the environmental checklist and its attachments, other information on file, and public comments received. The MDNS is supported by Plans and regulations formally adopted by the City for the exercise of substantive authority under SEPA. The MDNS 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 and RCW 43.21C.240. The following City of Walla Walla Comprehensive Plan adopted goals and policies support this MDNS:

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 within the city.

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.

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.

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.

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.

CONCLUSIONS OF THE RESPONSIBLE OFFICIAL:

The Responsible Official has determined that the proposal is unlikely to 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 conditions are met. This decision was made after reviewing a completed environmental checklist, other information on file with the City of Walla Walla, existing regulations, and public comments received. This information is available to the public on request. The mitigation measure is required as authorized under the substantive authority of SEPA in accordance with the guidelines contained in Chapter 21.08 WVMC and shall be implemented by the Applicant:

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1. Per WWMC 12.49.110 New developments, the developer shall designate existing trees along the Garrison Street frontage as private street trees, as ordered by the municipal arborist, and retain and protect them during construction, as outlined in WWMC 12.49.100 Protection of street trees during construction. These existing trees shall be identified as private street trees on the face of the plat.
2. No development, grading, or vegetation removal can occur within the critical area buffer of Garrison Creek, per WWMC 21.04 Critical areas.

This Mitigated Determination of Non-Significance (MDNS) is issued after using the optional process in WAC 197-11-355. The Notice of Application with Optional Threshold Determination was issued on February 7, 2024, with public comments due on February 26, 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: March 15, 2024

Signature _____



Date: March 15, 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.

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