

Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

File No. SEPA18-019

STATE ENVIRONMENTAL POLICY ACT (SEPA) MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

- Description of Proposal:** Broetje Orchards has proposed to build Phase II of its seasonal housing (transient housing) community. This will include approximately 830 seasonal beds in 16 buildings, servicing seasonal farm workers. According to the applicant “this housing [would provide] current employees the opportunity to locate closer to the workplace rather than having to drive from distant cities.” **SEPA18-019**
- Proponent(s)/Owner:** Ralph Broetje DBA Broetje Orchards; 1111 Fishhook Park Road; Prescott, WA, 99348
- Location of Proposal:** The 30-acre site is located generally on Opal Avenue in Prescott, across from Fishhook Park Road from Broetje Orchards main warehouse (APN 331029110002).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The Mitigated Determination of Non-Significance (MDNS) is based on the project as proposed and reflected in the following:

- SEPA Checklist (SEPA18-019) dated 8/7/2018
- Conditional Use Permit application (CUP18-007) submitted 8/7/2018 with the following documents: Exhibit A (written statement) and site plan
- Comments from DAHP dated 10/16/2018
- Comments from DAHP dated 11/01/2018
- Comments from Ecology dated 10/15/2018
- Comments from WSDOT dated 10/18/2018
- Comments from WSDOT dated 10/36/2018
- Comments from Walla Walla County Public Works dated 10/16/2018
- Comments from Walla Walla County Public Works dated 10/18/2018
- SEPA Staff Evaluation Report dated 11/13/2018

This MDNS is issued under WAC 197-11-340(4)(B); the lead agency will not act on this proposal for fourteen days from the date below. **Comments must be submitted by November 28, 2018.**

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.

This MDNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); if there is significant new information indicating, or on, a proposal's probable significant adverse environmental impacts; or if the MDNS was procured by misrepresentation or lack of material disclosure.

Mitigation Measures:

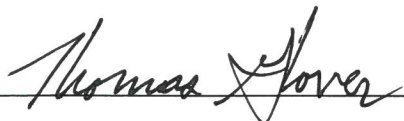
1. **Background:** The Washington State Department of Archaeology and Historic Preservation responded during the comment period on the Notice of Application, which was issued via the optional DNS process, that a cultural resources survey should be conducted prior to any ground disturbance because there is a potential for archaeological resources to be present (letter from Dennis Wardlaw dated 10/16/2018). Mr. Wardlaw then emailed on 11/01/2018 after conducting a site visit, recommending that a survey is not necessary, but that an Inadvertent Discovery Plan should be in place.
Mitigation Measure: Prior to any ground disturbance, the applicant shall prepare and implement an Inadvertent Discovery Plan; this plan must meet Washington State Department of Archaeology and Historic Preservation (DAHP) requirements.
2. **Background:** The Walla Walla County Public Works Department submitted comments during the comment period on the Notice of Application (memorandum from Joy Bader dated October 16); one of the comments was that a Traffic Impact Analysis must be completed. This comment was clarified by email on October 16; PWD recommended that a letter amending a previous TIA would likely be sufficient.
Mitigation Measure: A Traffic Impact Analysis (TIA), or amendment to a previous TIA, prepared by qualified professional and meeting Walla Walla County Public Works Standards must be prepared and submitted in order for the County to evaluate potential traffic impacts that may result from the current proposal.

Lead Agency: Walla Walla County Community Development Department (CDD)

Responsible official: Thomas Glover, AICP; Director

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Issue Date: 11/14/2018

Signature:  _____ **Date:** 11-13-18

Staff Contact: Lauren Prentice, Principal Planner, 509-524-2620

You may appeal this determination, in writing, to the CDD no later than fourteen days from the issue date. You should be prepared to make specific factual objections. Contact the CDD to read or ask about the procedures for SEPA appeals and obtain details regarding submittals for appeals (including application forms and fees). Walla Walla County Code (WWCC) Chapter 14.11 outlines the County's appeal procedure.