

Walla Walla County Community Development Department

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

File No. SEPA17-026

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Description of Proposal:	ZCA17-004 – Abeja Winery Type III Winery Zoning Code Amendments. Proposal to amend Chapter 17.08 – Definitions and Chapter 17.22 – Development Standards – Wineries and Breweries to establish a new definition for ‘Type III Winery.’ A Type III Winery would be able to provide overnight accommodations (i.e. a country inn). Under the proposal, a Type III winery could have accessory uses that would include but are not limited to a restaurant, catering facility, banquet and meeting rooms. Amend Section 17.16.014 – Permitted Uses Table to make Type III Winery a conditional in the Rural Residential Mill Creek 5 (RRMC-5) district.
Proponent(s):	Abeja, LLC. c/o Judith Shulman judith@abeja.net 2014 Mill Creek; Walla Walla, WA, 99362
Location of Proposal:	This is a non-project action; the proposed zoning code amendment would be applicable in the Rural Residential Mill Creek 5 (RRMC-5) zoning district in unincorporated Walla Walla County.

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

- SEPA Staff Evaluation Report, dated 8/20/2018
- SEPA Environmental Checklist, dated 11/17/2017
- Staff Report to Planning Commission, dated 7/25/2018
- Zoning Code Text Amendment application (ZCA17-004), received 11/29/2017
- Letter and revised amendment proposal from Judith Shulman, Abeja Winery and Inn at Abeja, dated 7/17/2018
- Letter from Judith Shulman, Abeja Winery and Inn at Abeja, dated 7/2/2018
- Letter from Judith Shulman, Abeja Winery and Inn at Abeja, dated 2/12/2018

This DNS is issued under WAC 197-11-340(2)(a); the lead agency will not act on this proposal for fourteen days from the date below. **Comments on this SEPA determination must be submitted by Tuesday, September 4.**

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.

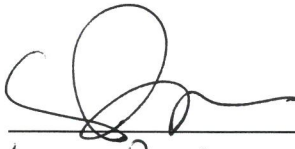
This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); if there is significant new information indicating, or on, a proposal's probable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

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

Responsible official: Thomas Glover, AICP; Director

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Issue Date: 8/21/2018

Signature:  FOR **Date:** 9/20/18
Lauren Prentice

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 end of the comment period. 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.